



RV RURAL VIEW

Little Thenford
Kilmington - Wiltshire

Little Thenford
The Street
Kilminster
Warminster BA12 6RG

A superbly presented cottage with a perfect blend of period & contemporary styling situated in a rural village on the edge of the Stourhead Estate

- Wiltshire/Somerset Border Setting
- Open Plan Sitting/Dining Room
- Excellent Kitchen/Breakfast Room
- Three En-Suite Bedrooms
- Cloak/Utility Room, Garden & Parking
- Detached Barn for Refurbishment
- Nearby Access to Open Countryside

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation The property is situated in the heart of the small rural village of Kilminster on the Wiltshire/Somerset border at the top of a long escarpment separating the two counties with the chalk downland of West Wiltshire to the East and the head of the Brue Valley to the West whilst North Dorset is just four miles away to the South. The village has a church with 15th Century origins, a home guard club dating from the 1940's and a cricket club. Within two miles of Kilminster are the World-renowned National Trust owned gardens at Stourhead House and the famous local landmark of King Alfred's Tower.

A good selection of local shops can be found in nearby Mere which also has a doctor's surgery as does Bourton. The towns of Bruton, Frome, Gillingham, Warminster, Wincanton are all close by all and offer a wider range of shopping facilities with the former being the home of the Hauser & Wirth Somerset art gallery. The region is well catered for with schools including a primary school 3.5 miles away in Zeals, a highly regarded secondary school & sixth form college in Gillingham and there are a number of excellent private schools within striking distance including Port Regis, Sandroyd, Kings Bruton, Bruton School for Girls, Warminster School, Sherborne and Downside amongst others.

Kilminster has excellent transport links close by with railway stations at Gillingham (London Waterloo), Bruton and Frome (both London Paddington) whilst the A303 provides road access to London, the West Country and motorway network. Set amidst attractive undulating countryside forming part an Area of Outstanding Natural Beauty, Kilminster is an excellent base from which to explore the many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Orchard Leigh, Tollard Royal, Warminster and Westbury.



Property Little Thenford was once part of a pair of Grade II Listed thatched cottages thought to date from the 18th Century and which included the village post office. Together with an attached barn, over the years the buildings became derelict but in recent times they have been comprehensively renovated and the barn incorporated into the living space with care taken to preserve their intrinsic period feel whilst at the same time successfully incorporating contemporary fittings. The quality of the work is such that they were shortlisted for the Salisbury Civic Society Buildings Awards.

This beautifully presented and stylish semi-detached home offers charming, versatile accommodation which is full of character and on the ground floor includes a double aspect open plan sitting/dining room with a partly vaulted ceiling and a kitchen/breakfast room fitted with high quality appliances. There is also a bedroom with an en-suite shower room and a cloak/utility room on this level. Upstairs there are two further bedrooms, one with an en-suite bathroom whilst the other has an en-suite shower room.

Outside To the side of the property a gravelled area of off-street parking opens out to the walled garden which is laid to lawn. The detached stone and brick barn requires refurbishment and is divided into two areas, one suitable for use as a garage, the other as a store/workshop and offers the potential to be converted into a studio, office or perhaps even an annexe (subject to consent).



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Approximate Floor Area = 124.0 sq m / 1335 sq ft



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Directions Heading West on the A303, take the slip road just after Mere signed to Zeals and Stourhead, turn right onto the B3092 towards Frome for around three miles passing by the entrance to Stourhead and the turning to Kilmington Common. Shortly after the former Red Lion pub take the left turn to Kilmington and follow the lane into the centre of the village where the property will be found on the right.

Services Mains water and electricity, electric heating and shared private drainage

EPC Energy Efficiency Rating

Current: 24 - Please refer to the agents for the complete EPC

Local Authority Wiltshire Council (West) 0300 456 0109, Tax Band F

