

# Cress Cottage, Sherrington, Wiltshire

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A charming and well presented Grade II listed three bedroom home, with a two bedroom annexe.

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### Summary of accommodation

#### The Cottage

**Ground floor** Garden room | Open plan living/dining room  
Kitchen | Utility room | Cloakroom

**First floor** 3 bedrooms | Bathroom | Shower room

#### The Annexe

**Ground floor** Entrance hall | Open plan kitchen/dining/living room  
Cloakroom

**First floor** 2 bedrooms | Bathroom

#### Outside

Lawned gardens | Garage | Large shed

**In all approximately 0.24 of an acre**

#### Distances

Warminster 7 miles, Frome 15 miles, Salisbury 15 miles

Bath City Centre 26 miles (All distances are approximate)



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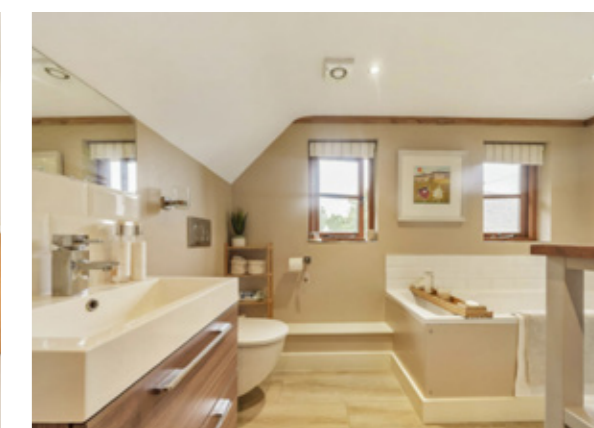
Francesca Leighton-Scott  
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## Situation

Sherrington is a small and quintessential village situated in the Wylde Valley, nestled within the rolling Wiltshire countryside that is a Conservation Area and Area of Outstanding Natural Beauty. The village itself orientates around a picturesque pond, once a working watercress farm, giving the cottage its name; and a 12th century church.

The nearby villages of Codford and Heytesbury offer a range of excellent amenities between them, including a doctors surgery, mini supermarket, Post Office/shop, vets, a primary school and two public houses. The market town of Warminster offers further everyday facilities including a Waitrose as well as Bishopstrow Hotel with private membership spa/gym.

Communication links in the area are good, the A303 is approximately 5 miles away, which links to the M3 to London. High speed rail links are available from Warminster, Frome, Westbury and Salisbury stations. Heathrow Airport is also approximately 1.5 hours' drive away.



## The Cottage

Cress Cottage dates back to 1720 and has characterful period features to include beams, and a listed inglenook fireplace with bread oven. The cottage has undergone extensive renovations over recent years, and is presented in very good order throughout.

You enter the property through a stylish glass garden room, from here is the kitchen with integrated appliances, hand crafted wooden units under slate work surfaces and an electric AGA. The open plan living/dining room has built in bespoke cabinetry, solid oak flooring and a woodburner. Also on this floor is a good utility/boot room and a cloakroom. This floor benefits from underfloor heating throughout.

On the first floor there are two good sized doubles with built in storage; and a single bedroom, which features a framed selection of old newspapers that were discovered under the floorboards during renovations dating from circa 1856. There is also a bathroom and shower room with underfloor heating.

## Cress Barn

Cress Barn is a fabulous two bedroom annexe, which is currently used as a very successful short term let. Attached to this is also a versatile room which is currently used as a car port but could be used as a home office, gym or studio.

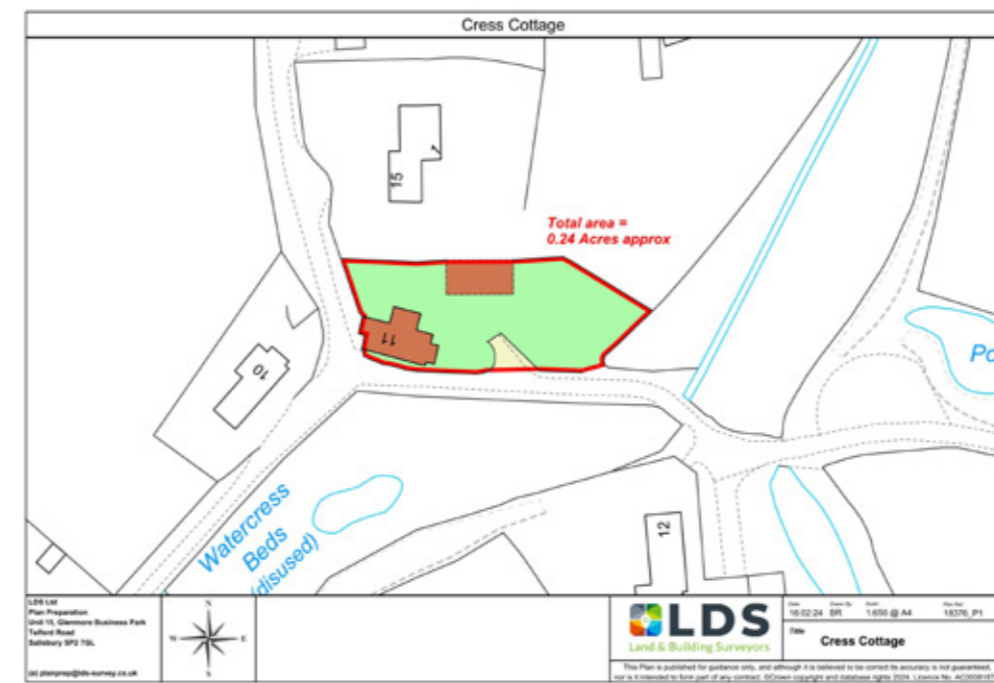
On the ground floor is the open plan kitchen/dining/living room with underfloor heating and glazed elevations offering views across the gardens. Also on this floor is a cloakroom. On the first floor there are two double bedrooms, a shower room with underfloor heating and built in storage.

## Outside

The property is approached through double wooden gates onto a gravel driveway where there is parking for a few vehicles.

The garden to the rear of the cottage comprises level lawn and an entertaining terrace, and to the side of the barn is a further area of lawn. There is a Melvern garden store that could also be used as a garden room/office.

To front of the cottage enjoys an open view across the man made village pond, which is a glorious tranquil spot attracting an abundance of wildlife including swans, kingfishers, herons, egrets, moorhens and ducks.



## Property information

**What Three Words:** ///rockets.trickster.nozzle

**Services:** We are advised that mains water and electricity are connected to the property. Private drainage (sewage treatment plant). Oil fired central heating. Wessex Internet providing ultrafast broadband.

**Tenure:** Freehold

**Guide Price:** £950,000

**Local Authority:** Wiltshire Council – wiltshire.gov.uk

**Council Tax:** Band E

**Viewing:** Strictly by prior appointment with the agent.



Main House = 134.5 sq m / 1,448 sq ft

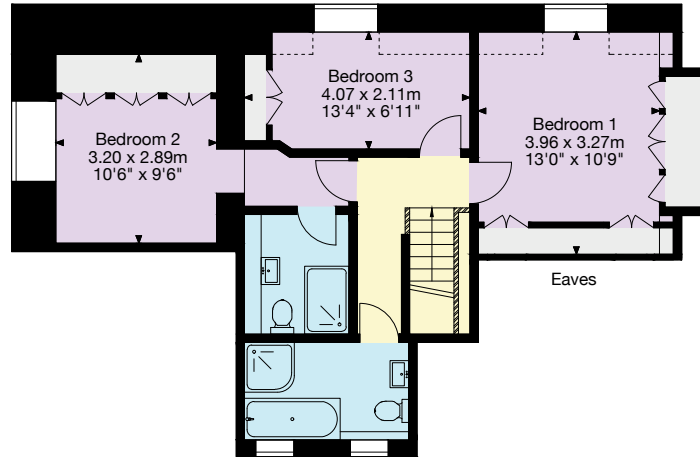
Annexe = 84.4 sq m / 908 sq ft

Home Office/Gym/Studio = 20.7 sq m / 223 sq ft

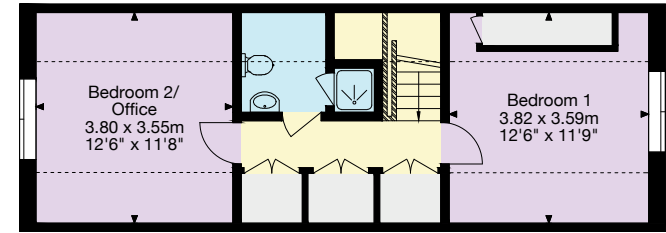
Total Area = 239.6 sq m / 2,579 sq ft

(Incl. Areas of Restricted Height)

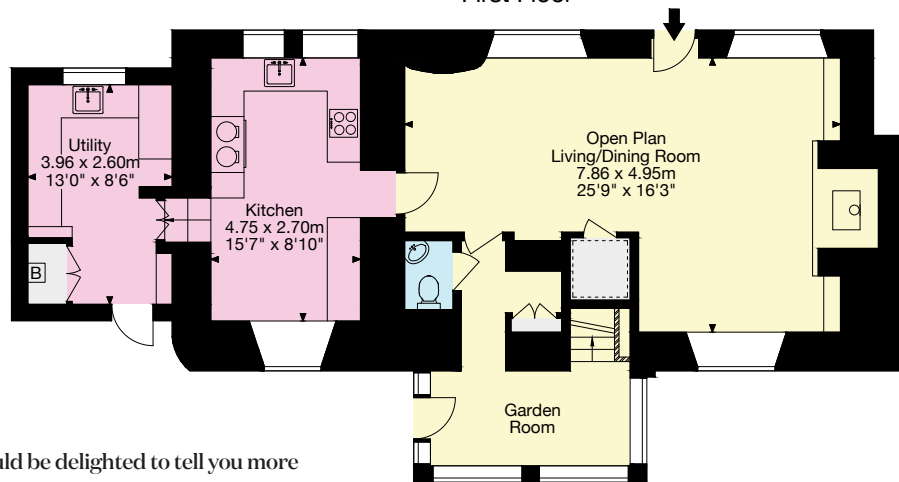
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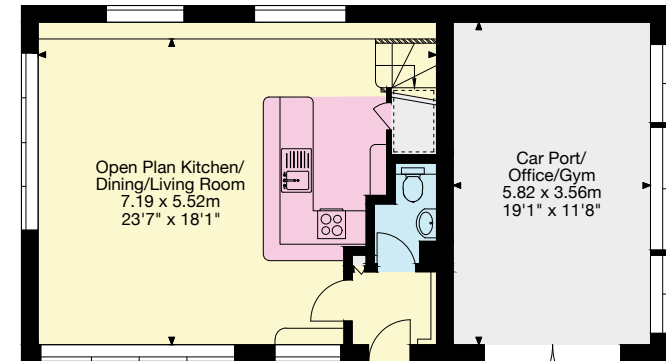
First Floor



First Floor Annexe



Ground Floor



Ground Floor Annexe

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [February 2024]. Photographs and videos dated [2023].

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