

Trinity Trees

Upton Lovell, Wiltshire





A wonderful detached family home in an idyllic position with spectacular views over the river Wylde.

Warminster 5.8 miles, Westbury 11.8 miles, Frome 13.3 miles, Salisbury 16.3 miles, Bruton 20.6 miles, Bath 25.6 miles
(All distances are approximate).



Summary of accommodation

The House

Ground floor: Entrance hall | Living room | Study | Games room | Dining room | Kitchen/breakfast room
Utility room | Shower room

First floor: Principal bedroom en suite bathroom | 2 double bedrooms | Single bedroom | Bathroom | WC

Outside

Large lawns | Kitchen garden | Greenhouse | Double garage | Garden store | Parking

In all approximately 0.80 acres

Situation

Times and distances are approximate.

Trinity Trees is set on the edge of the peaceful village of Upton Lovell in the heart of the Wylde Valley which is renowned for its picturesque countryside and fine walking.



Within the village there is a popular public house, The Prince Leopold, which was so named in memory of the youngest son of Queen Victoria who lived at Boyton Manor in the neighbouring village of Boyton.



There are a good selection of amenities in nearby Codford which include a doctors' surgery, a fuel station with store, a Post Office, a veterinary surgery, a small theatre and a primary school. A wider selection can be found in the nearby towns of Warminster, Westbury, Salisbury and Frome.



Communication links are good, with stations in Warminster, Salisbury and Westbury; whilst the A303 is nearby and provides excellent links to the west country and London via the M3. There is also a daily bus service to and from Hammersmith from Codford.



There is an excellent selection of primary and secondary schools in the area with grammar schools in Salisbury and a number of private schools nearby including Warminster and Dauntseys. There are also good schools in both Salisbury and Bath.



The House

Trinity Trees is a spacious, period family home, dating from the 1920s and set in the centre of its own substantial grounds with river frontage, private fishing and outstanding views on the edge of a pretty and desirable village.

Having recently been renovated to a high standard by the owner, including fitting a new roof, the property offers two floors of well-presented and versatile living space which can be configured in a variety of ways to suit requirements.

A wide entrance hall leads on to a large L-shaped country kitchen and dining room with teal AGA, large Belfast sink, a mandarin stone floor and central island, with a long bright seating area. Beyond this is the living room with wood burner and a good-sized study, which could also be used as a play room or extra bedroom. To the right of the hall is the triple aspect games room, which is a fantastic space that could suit a variety of needs, including a gym, studio or a self-contained annexe, subject to the necessary consents. There is also a utility room and a shower room on this level.

Upstairs are three double bedrooms including the spacious principal bedroom with its wonderful views over the gardens and river and grand en suite bathroom. There is also a single bedroom, with further bathroom and a cloakroom.







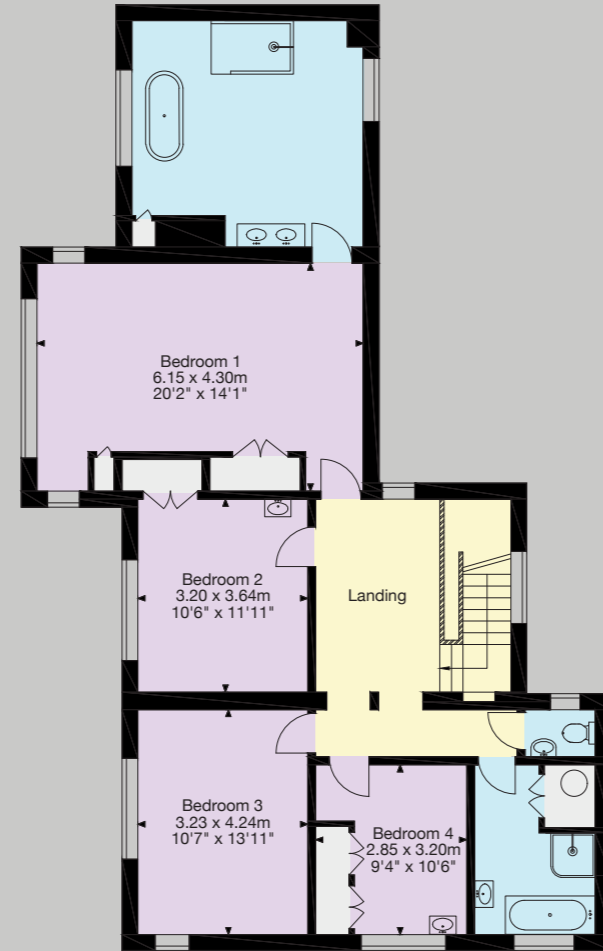
FLOORPLAN

Approximate Gross Internal Floor Area
 Main House = 283 sq.m / 3,046 sq.ft
 Double Garage = 33 sq.m / 355 sq.ft
 Outbuilding = 17 sq.m / 182 sq.ft
 Total Area = 333 sq.m / 3,583 sq.ft

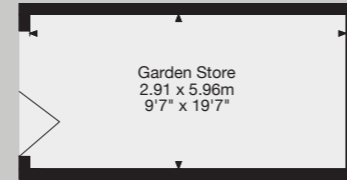
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



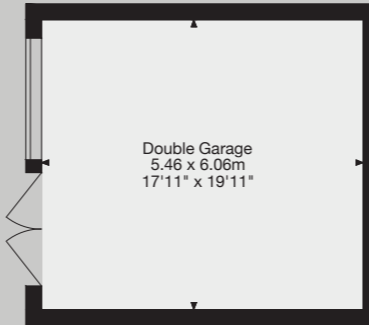
Ground Floor
Main House



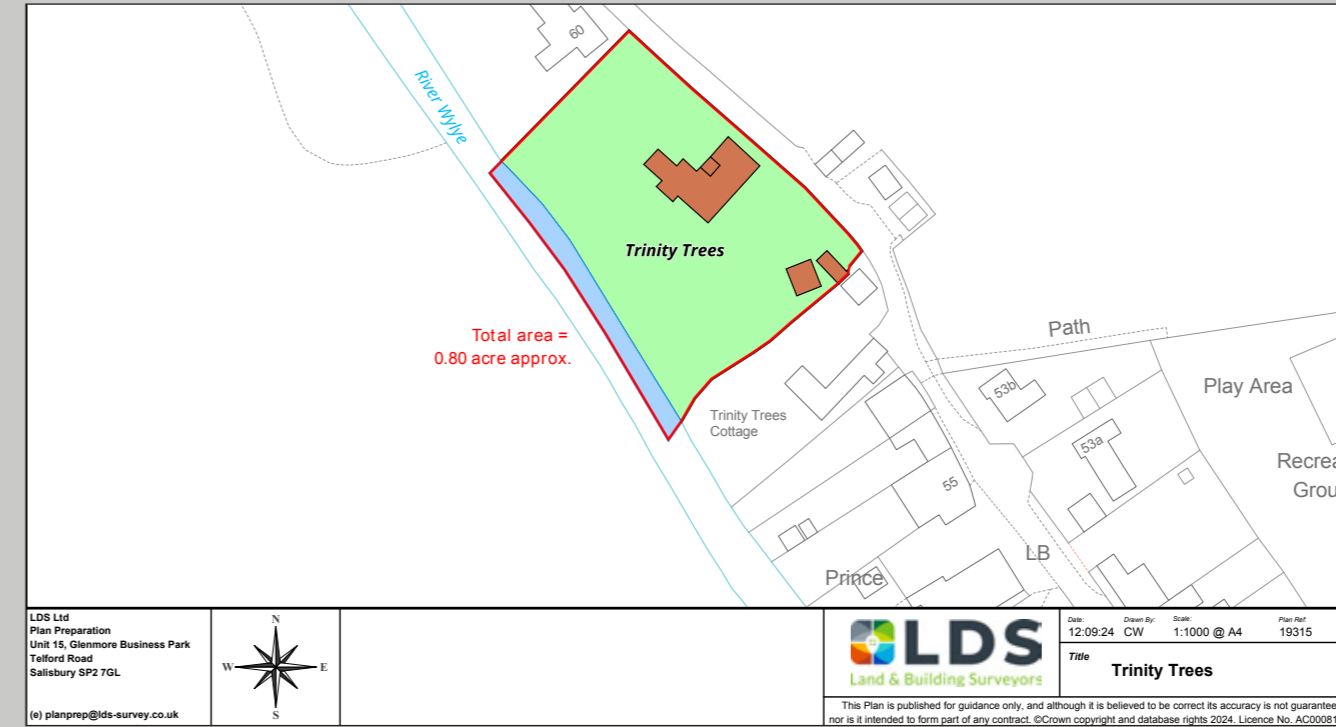
First Floor



Outbuilding



Double Garage



Outside

The property is approached over a private driveway where there is plentiful parking for a number of vehicles, in addition to the double garage.

The large mature grounds, which look out in a southerly direction over the river and surrounding countryside, are mainly laid to lawn and include attractive mature trees and shrubs as well as a productive kitchen garden, greenhouse and garden store.

There are approximately 250 m of single and double bank fishing.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). Oil fired central heating.

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: Band G

Postcode: BA12 OJP

EPC: E

Guide Price: £1,250,000

What3Words: // /spouse.boots.smarting

Viewings: Strictly by prior appointment with the agent.

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4 Wood Street, Queen Square
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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 September 2024. Photographs and videos dated September 2024.

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