



Monkton Deverill

£285,000



# Monkton Green, Monkton Deverill, Warminster, Wiltshire BA12 7ET

- Stunning Village Location** ·**Wonderful Views of Rolling Wiltshire Countryside**
- Light and Bright, Situated on a Good-Sized Plot with Potential to Extend (STPP)**
- Kitchen, Opening into Separate Dining Room** ·**Good Sized Sitting Room** ·**Three Bedrooms**
- Family Bathroom, Plus Downstairs WC** ·**Gardens Front & Rear** ·**Further Outside Store**
- Off-Road Driveway Parking** ·**No Onward Chain** ·**EPC: E.**

## DESCRIPTION

This newly refurbished, semi-detached home is located on a corner plot, within a quiet position in the sought after village of Monkton Deverill, enjoying stunning views over the well-kept Monkton Green and rolling Wiltshire Countryside beyond.

The well-appointed accommodation includes an entrance hall, kitchen, opening into the dining room, spacious sitting room, a downstairs WC, three bedrooms, one with built-in storage and a family bathroom.

Externally, there is a further room connected to the property, currently providing a workshop and storage – which can be further converted (STPP) - gardens to front and rear, and off-road parking.

## LOCATION

The property is located on the key corner of the village with commanding views and light.

Monkton Deverill is one of three small villages that make up the Upper Deverills, located in the beautiful valley along the River Deverill, part of the National Landscape (formally the AONB). Full of natural beauty, and rolling ancient chalklands, it provides a wonderful setting - with miles of footpaths, bridleways, byways and even historic Roman roads within close proximity.

Nearby, Longbridge Deverill has a petrol station, with a convenient store for the everyday essentials, as well as the popular public house, The George Inn. Whilst neighbouring Kingston Deverill has the Church of St. Mary the Virgin. Mere (4.5 miles away), provides an excellent range of further services and facilities to cater for most everyday requirements including a Co-op convenience store, post office, electrical retailer, hairdressers, restaurants, public houses, primary school, church, butcher, pharmacy, Doctor's surgery and a library.

Warminster (5.6 miles away) offers excellent shopping facilities, including 3 supermarkets, schooling and a wide range of other amenities which include a theatre, library, community hospital, clinics and a railway station with services directly to Bath, Bristol and Cardiff. Gillingham (9.5 miles) has a mainline railway station serving London Waterloo as well as several supermarkets including a Waitrose and an Asda; Tisbury (9.1 miles) has direct services to Salisbury and Waterloo (1hr 45mins).

## LOCAL AUTHORITY

Wiltshire Council, Band C.

## TENURE

Freehold







## OUTSIDE

The property is located on a large, corner plot accessed off a quiet village road, where you enter a gravelled driveway, providing off-road parking for several vehicles (there is further room to extend if required). A paved pathway leads up to the front door. There is a generous front garden, mainly laid to lawn with a couple of planted shrubs, all bordered by mature hedging. There is also a gate access to the side leading to the rear.

Outside, accessed by a back door off the kitchen, there is a sunny morning, paved area, providing room for garden furniture. The rest of the garden, which is a generous size, is mainly laid to lawn, along with a couple of trees. The garden is enclosed and provides an opportunity for further landscaping.

## SERVICES

The property is connected to mains electricity and water. Drainage is private, in the form of a communal sewage treatment plant, which has been recently renewed. Heating is electric. The property also benefits from solar panels which are owned by the property and contribute to electricity costs.

The heating system and immersion tank have been installed in recent years. The property has just been re-decorated throughout, along with new carpets. Externally it is understood the property has been recently re-rendered and the current owners have had the cavity insulation newly refilled.

## SHEPHERDS HUT

The sellers would like to let potential purchasers aware, the Shepherds Hut at the front of the property could be available under separate negotiation. It currently provides additional storage. They are also happy for it to be removed should a potential purchaser prefer.





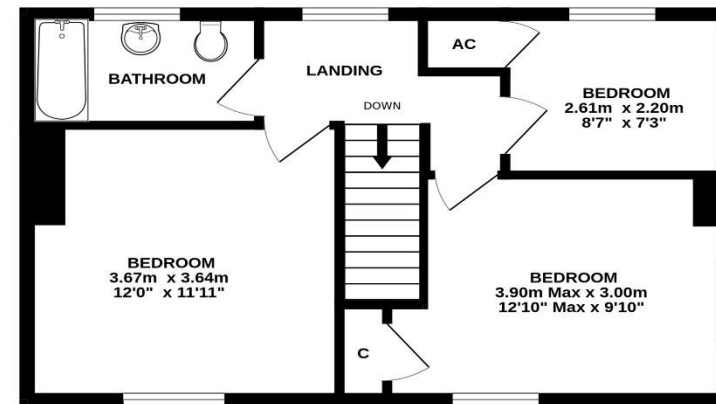
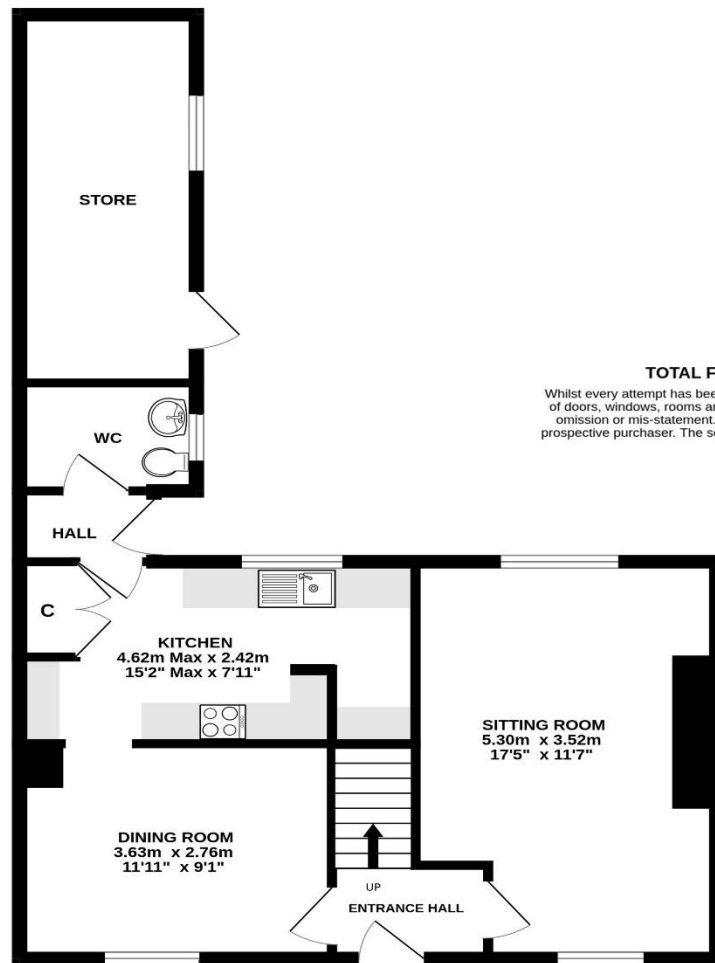
**GROUND FLOOR**  
56.2 sq.m. (605 sq.ft.) approx.

**1ST FLOOR**  
41.1 sq.m. (442 sq.ft.) approx.



**TOTAL FLOOR AREA : 97.2 sq.m. (1047 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk