

LODESTONE



Queens Square, Kilmington





Queens Square, Kilmington

BA12 6QX

Guide Price: £1,200,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Elegant period home with original features
- Five bedrooms including principal suite
- Stylish kitchen with Blue Lias flagstones
- Spacious and versatile reception rooms
- Historic outbuildings with conversion potential
- Mature gardens within Cranborne Chase National Landscape
- Far-reaching countryside views
- Generous private parking for several cars
- Wildflower meadow and mature fruit trees





Ask a child or even an adult to draw a house, the likely result might be a picture that immediately feels reminiscent of the symmetrical façade in the style of the much loved Georgian design with a happy family standing in front. Queens Square is just that, a pleasing façade and internally filled with distinctive original, regional features that one might hope to find, that have been seamlessly integrated with a quietly confident modernisation that embraces the modernity of family life.

Set within the Cranborne Chase National Landscape the house is immersed in rolling countryside yet offers superb connectivity. An attractive vestibule opens into the central entrance hall with the two original reception rooms lying either side. One serves as a cosy family room whilst the other is the elegantly styled kitchen featuring an original Blue Lias flagstone floor and an enormous fireplace which now houses the Everhot. The house has been thoughtfully modernised over the years, as evidenced here by the connection of the kitchen and dining area, which lies a couple of steps down from the kitchen, with a more recent extension comprising a delightful drawing room beyond, opening through French doors onto the garden, and a garden room to the side.

An inner hall has at various times served as a playroom for younger children, a place for homework and an office, but today has a more practical use, demonstrating how readily the house can evolve with the needs of a family. Beyond is a cloakroom and utility room and access to the side of the house where the parking is found.





Queens Square offers five bedrooms, two of which mirror the shape and proportions of the kitchen and family room below. Both enjoy far reaching views. Off the landing are two further bedrooms and a family bathroom with both shower and bath. The principal bedroom is within the recent extension and offers a dressing area and ensuite bathroom.

Outside to the side of Queens Square a five-bar gate opens into a courtyard with parking for several cars, set before characterful historic farm buildings. These currently provide valuable storage, workshop and log-store and for those with aspirations for a “Grand Design”, pre-planning advice has been obtained, with support indicated for their conversion into ancillary accommodation, a studio, workshop, games room or other similar incidental use.

An extensive rear garden is populated with mature walnut, apple and plum trees. In spring and summer, the gardens spring to life with a wildflower meadow bursting into bloom and perennials adorn the beds and borders.





The property is located in a rural location in the Cranborne Chase National Landscape with a strong community, church, riding school and well-supported social club. The village of Stourton is 1.5 miles away, with its farm shop and National Trust gardens at Stourhead, while Zeals, 3 miles away, provides a post office and village shop, an excellent local pub and a primary school. Charming Mere has a good range of services, while the town of Gillingham is 7 miles away, offering a choice of shops, amenities, supermarkets and a mainline station. Popular Bruton (6.8 miles) and Frome (9.5 miles) both offer numerous eateries, artistic and educational options.

The larger town of Warminster, 11 miles away, is an excellent destination for shopping and leisure facilities. The area is well connected by road, with the A303 providing access west in the direction of Taunton, and east towards London and Salisbury, via the A36. Airports can be found at Bristol, Bournemouth and Southampton.

Directions

Postcode: BA12 6QX

What3Words : ///trombone.pure.tightest

Viewing by appointment only

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Wiltshire Council

Council Tax Band: F

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private waste water treatment plant

Heating: Oil

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Private

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: n/a

Rights and Easements: Yes, wayleave for electric posts

Flood Risk: n/a

Coastal Erosion Risk: n/a

Planning Permission: n/a

Accessibility/Adaptations: n/a

Coalfield Or Mining Area: n/a

Energy Performance Certificate: E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



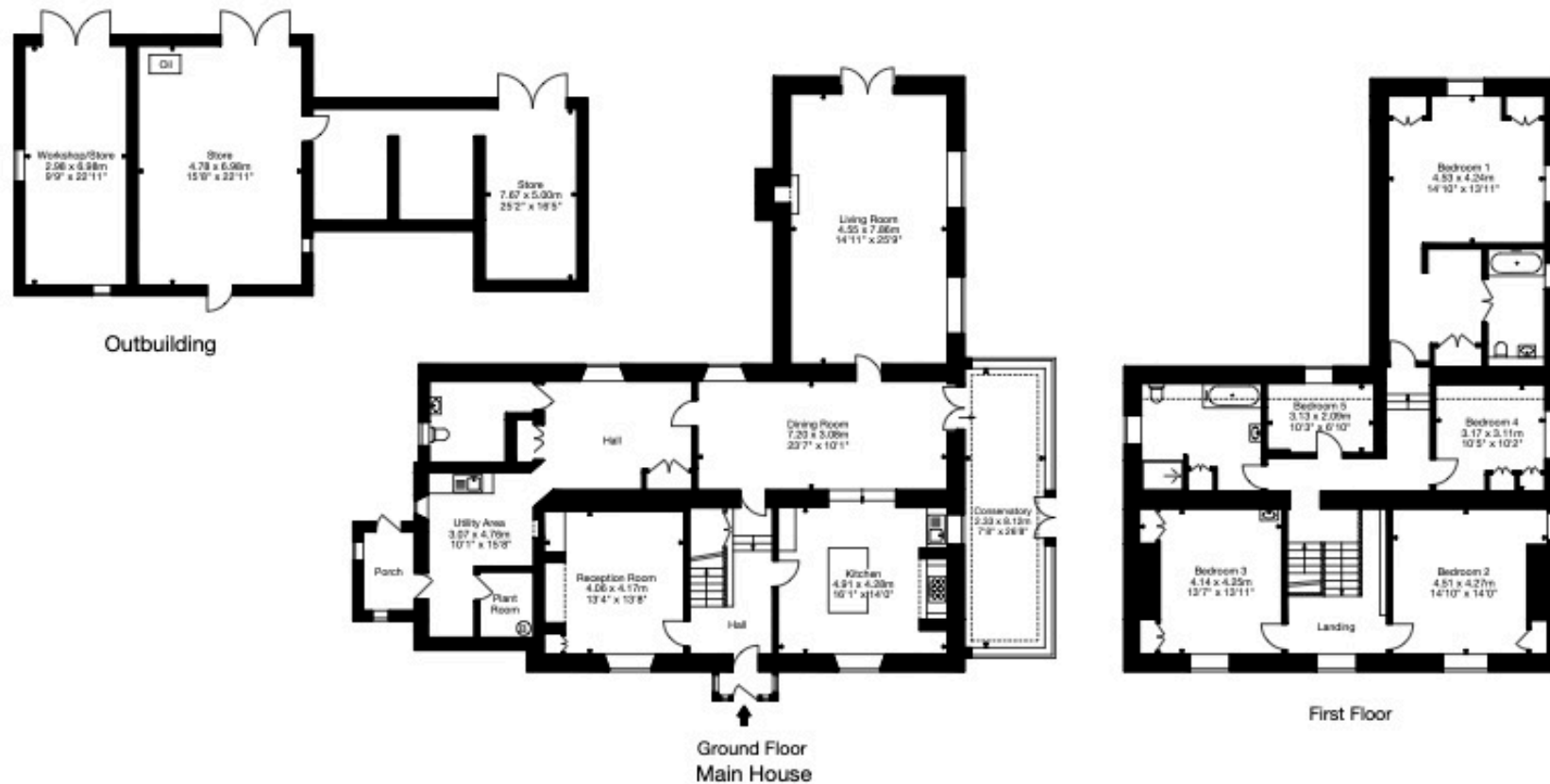
Queens Square, Kilmington Common, Kilmington, Wiltshire BA12 6QX

Gross Internal Area (Approx.)

Main House = 315 sq m / 3,390 sq ft

Outbuilding = 86 sq m / 925 sq ft

Total Area = 401 sq m / 4,315 sq ft



Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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