



North Lodge, Sutton Veny, Warminster,
Wiltshire, BA12 7BN

Guide Price £615,000 Freehold

COOPER
AND
TANNER



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Description (2001Sq. Ft) Total

A most palatial Grade II former lodge house that is situated at the north entrance to the elegant Sutton Veny House. The main house dates back to the 17th Century and is situated in an area considered to be of natural and outstanding beauty. This superb detached three bedroom residence offers spacious and extended accommodation and enjoys a generous garden with stunning views beyond and over the estate grounds. There is also a detached two bedroom annexe. A drive offers ample parking. Viewings highly advised.

The accommodation comprises a main entrance hall with an airing cupboard, storage cupboard and a W/C. A door leads into the spacious open plan kitchen / family room. The kitchen / family room is a generous size being approx. 24' x 24'4", and featuring a fitted kitchen having a wide range of wall and base units, worktop, larder, and space for appliances and a feature kitchen island providing workspace and storage. There is plenty room for a dining table/ chairs and lounge seating. The lounge area has a feature wood burner and French style doors that give access to the garden. The hallway also gives access to the bathroom suite, reception room, and stairs that lead down to the basement / bedroom with

storage cupboards. The main reception room features dual-aspect sash windows letting in good natural light. From this room you can gain access to the main bedroom, as well as the second and third bedrooms. On the first floor you will find the generous master bedroom with a feature window and additional skylight. Bedrooms two and three are both spacious, with bedroom three having a feature fireplace. The basement offers a fourth bedroom / additional reception room with built-in storage and a door that opens directly to the garden.

The Annexe- A detached two bedroom self-contained annex with open-plan fitted kitchen / family room, with integrated appliances, and space for reception furniture, all leading out through French doors to the garden. The bathroom has a WC, basin and shower bath.

Outside- Established grounds that are mainly laid to lawn, and having breathtaking views of the countryside. It is adorned with a variety of mature trees, shrubs, and plants. A gravel area provides an area for seating and entertaining. A driveway provides parking for multiple vehicles and turning.









Location

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are

about 20 miles away. The A303 is about 10 miles to the south.

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Local Information

Local Council: Wiltshire Council

Council Tax Band: E

Heating: Oil fired central heating

Services: TBC

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster



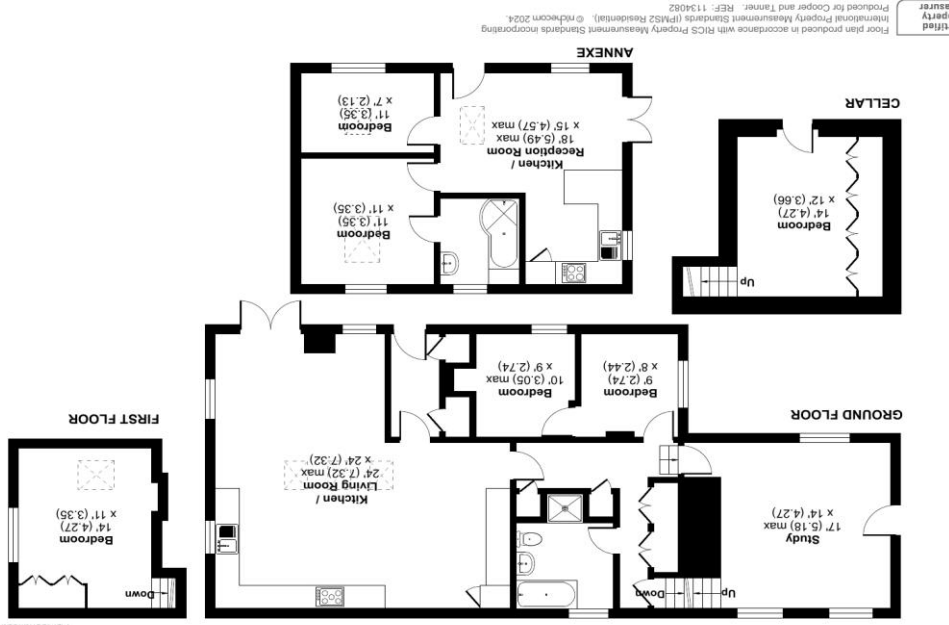
Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

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Approximate Area = 1511 sq ft / 140.3 sq m
Annexe = 490 sq ft / 45.5 sq m
Total = 2001 sq ft / 185.8 sq m

For identification only - Not to scale



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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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