

# Old Forge Close

Warminster, BA12 0AF

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**£470,000 Freehold**

A stunning family home that has had many tasteful improvements carried out by the present sellers. The property offers deceptively spacious accommodation, and enjoys a corner plot in the popular village of Heytesbury. Parking and single garage to the rear. Viewing highly advised.

# Old Forge Close

## Warminster

### BA12 0AF

 4  3  4 EPC TBC

## £470,000 Freehold

### DESCRIPTION

We are delighted to bring to the open market, this stunning and vastly improved family village home. The present sellers have carried out many tasteful and stylish upgrades to the original specification. The new contemporary kitchen is complimented with marble tops, central island and integrated double oven and appliances. The ground floor has also been re configured. The home is very light, airy and immaculately presented throughout. Accommodation comprises hall, cloakroom, kitchen / breakfast, dining / family toom, , lounge, study, landing, four bedrooms, two en suites,, family bathroom, double glazing and oil central heating.

### OUTSIDE

A gate gives access to a front pathway and walled gravelled garden with two wood planters. At the rear is a walled garden having lawn and a paved patio area. A side gate gives access to the driveway parking and single garage.

### LOCATION

The property is well located in the heart of this sought-after Wylde Valley village. The community today is based around the Church of St Peter and St Paul, with its origins in the 12th century, the thriving post office/shop, and its two popular pubs, The Angel Coaching Inn and The Red Lion. There are plentiful shops at Warminster, only three miles away, with a broader range of facilities to be found at Wiltshire's county town, Trowbridge, and the enchanting Cathedral City of Salisbury and shopping hotspot of Bath are both within easy reach. Heytesbury also offers great sporting facilities with a football club in the village and joint cricket club with the nearby Sutton Veny.

### HEATING

Oil fired central heating





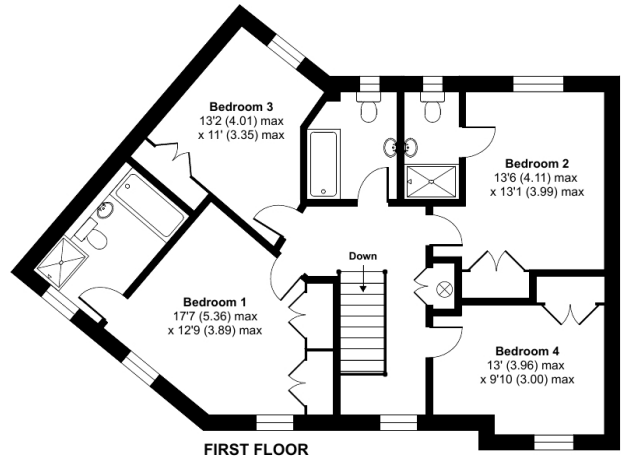
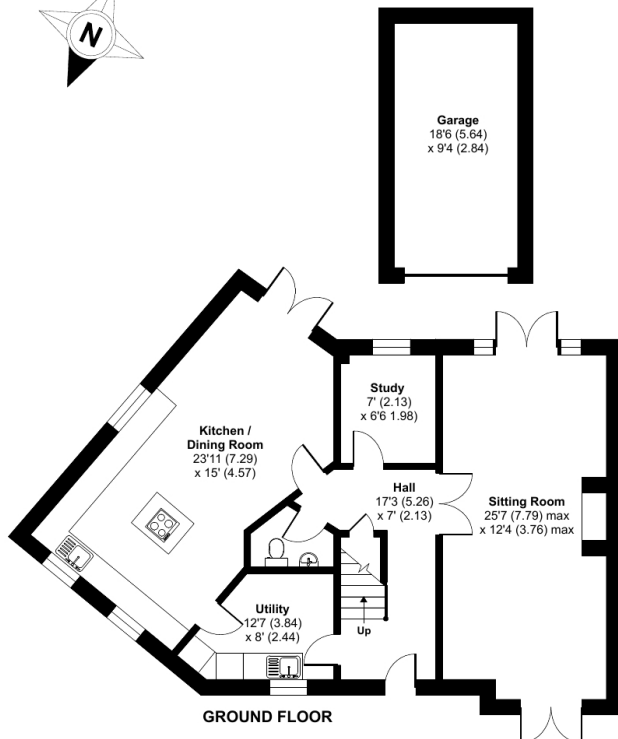
## Old Forge Close, Warminster, BA12

Approximate Area = 1894 sq ft / 176 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 2066 sq ft / 191.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1004276

### WARMINSTER OFFICE

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