



Wood Cottage, High Street, Chapmanslade,
Wiltshire, BA13 4AP

Guide Price £805,000 Freehold

COOPER
AND
TANNER



Wood Cottage, High Street, Chapmanslade, Westbury, Wiltshire, BA13 4AP

 3  3  2 EPC E

Guide Price £805,000 Freehold

Description

We are delighted to bring to the open market this individual detached and vastly extended family home. The property enjoys an exclusive tucked away position at the end of a private lane in the village of Chapmanslade. An immediate viewing come highly recommend.

The present sellers have carried out numerous improvements to the property and have re-configured the ground floor accommodation and added an extension at the rear.

The home has many features including Oak flooring, exposed ceiling beams and a wood burner stove in the lounge. At the rear the property is complimented with stunning views over neighbouring fields and woodland.

The accommodation in brief comprises porch, entrance hall, lounge, dining room, kitchen and large breakfast / family room, utility room, WC, landing, three bedrooms, en-suite, family bathroom. This exclusive home is accessed via a private lane that leads to a gated driveway that leads down to the property and the landscaped grounds.

Call for more details and viewing access.









Outside

The pleasing grounds have been beautifully landscaped and incorporate lawn, patio, planted beds and lawning. There is also a 17'4 10'8 workshop / studio at the foot of the garden and a very useful wood store and single garage. The home also has the advantage of a private Woodland area. As selling agents we urge the importance of an immediate viewing.

Location

The vibrant village of Chapmanslade which offers a primary school, public house, church and village hall. The nearby towns include Warminster, Westbury and the market town of Frome. Private schooling is to be found in Beckington, Warminster and Bath. There are main line stations in Frome and Bath with regular services to London Paddington from Westbury.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Oil fired central heating

Services: Private drainage, Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3
- M4



Train Links

- Westbury/Bath/Bristol/Cardiff
- Warminster(local station)



Nearest Schools

- Chapmanslade / Frome
- Warminster/Salisbury

High Street, Chapmanslade, Westbury, BA13

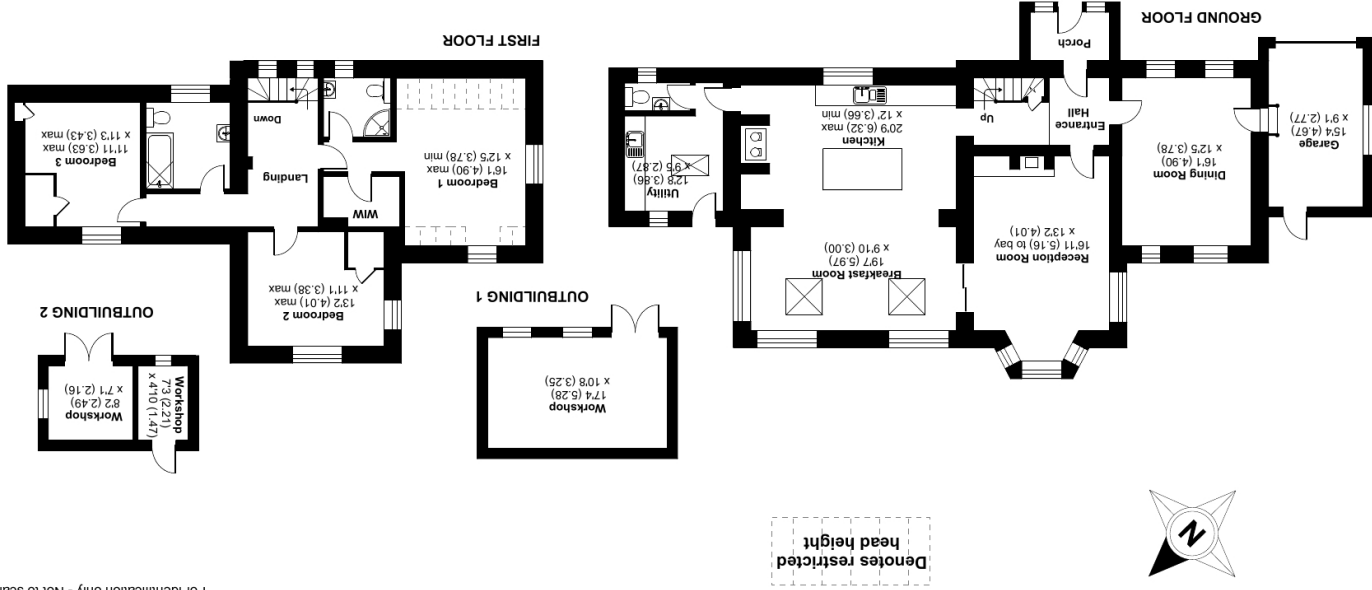
Approximate Area = 2184 sq ft / 202.8 sq m (includes garage)

Limited Use Area(s) = 61 sq ft / 5.6 sq m

Outbuilding = 281 sq ft / 26.1 sq m

Total = 2526 sq ft / 234.6 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). © richcom 2023. Produced for Cooper and Tanner. REF: 1062469

WARMINSTER OFFICE
 telephone 01985 215579
 48/50 Market Place, Warmminster BA12 9AN
 warmminster@coopertanner.co.uk

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.



**COOPER
 AND
 TANNER**