



2 Cotley Place, Heytesbury, BA12 0HT

Guide Price £785,000 Freehold

COOPER  
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## Description

This beautiful detached four bedroom family home has been fully refurbished throughout by the current owners and is finished to the highest standard. It is fully enclosed with double electric security entrance gates and a drive that sweeps down to the double garage. It is set in its own plot with good sized gardens to the front, rear and side and has stunning views to the church and open countryside beyond. The property is located in the heart of the sought after village of Heytesbury in the Wylde Valley which offers a strong village community with popular walks around the Mill and into open countryside.

The accommodation comprises entrance hall which has a door into a newly fitted cloakroom, the staircase leads to upstairs and is oak and finished with glass panels. Doors lead to a stunning newly fitted Infinity Plus Kitchen which is top of the range and has a range of wall and base units with white quartz work surface over, an integrated 1 1/2 bowl sink unit with drainer and has a fitted Quooker hot water tap. There is a free standing cuisine master pro rangemaster cooker (which is included in the sale) it is electric with an induction hob over and extractor hood. There is a space for an American fridge/freezer. The flooring is luxury vinyl tiles. Leading from the Kitchen there is a utility room which is a good size and has an intergraded

Hotpoint washing machine. Also from the Kitchen there is a door to the double garage. There is a door through to dining room which then has new barn style doors into a half brick and upvc Conservatory which has a door to the rear garden. From the dining room there is an opening into the large Sitting Room which has a newly fitted Newborn multi fuel wood burner it is sat on a granite hearth with a decorative beam over. It has dual aspect windows then a door leads back into the hallway.

On the first floor there is a good sized landing which is very light and overlooks the grounds to the front of the property. There are four bedrooms, three of which are doubles and all have bespoke built in wardrobes from floor to ceiling. The master bedroom has wardrobes to the side with concealed doors which open into a newly fitted top of the range wet room. There is a large newly fitted power rain shower and has a stunning floor. From the bedrooms at the back there are far reaching views of the Village Church and countryside beyond.

Internal viewing comes highly recommended to fully appreciate what the property has to offer.









## Outside

The property is set within a large plot and is approached through newly fitted double entrance gates which has an intercom system. The drive sweeps down to a double garage with a newly fitted electric door. There is parking for several cars on the driveway. The front garden is laid to lawn and is privately enclosed by walling at the front and has mature trees and shrubs. There is access to the rear garden from either side. At the back there are extensive gardens with lawn and has mature trees with an abundance of shrubs and plants. The garden is totally secluded and is south facing. There is a large patio area with two seating areas.

The double garage has power and light and a new electric door system, which has an integral LED security light. There is eave storage with half lofting. It has a central LED flood light and there is a new interlocking rubberised garage flooring fitted. There is access to the kitchen through a fire rated door and a double glazed door to the garden.

## 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 popular pub, 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.



### Local Information Sherrington

**Local Council:** Wiltshire Council

**Council Tax Band:** E

**Heating:** Oil fired central heating

**Services:** Private drainage, Mains Electricity and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3
- M4



### Train Links

- Westbury
- Warminster

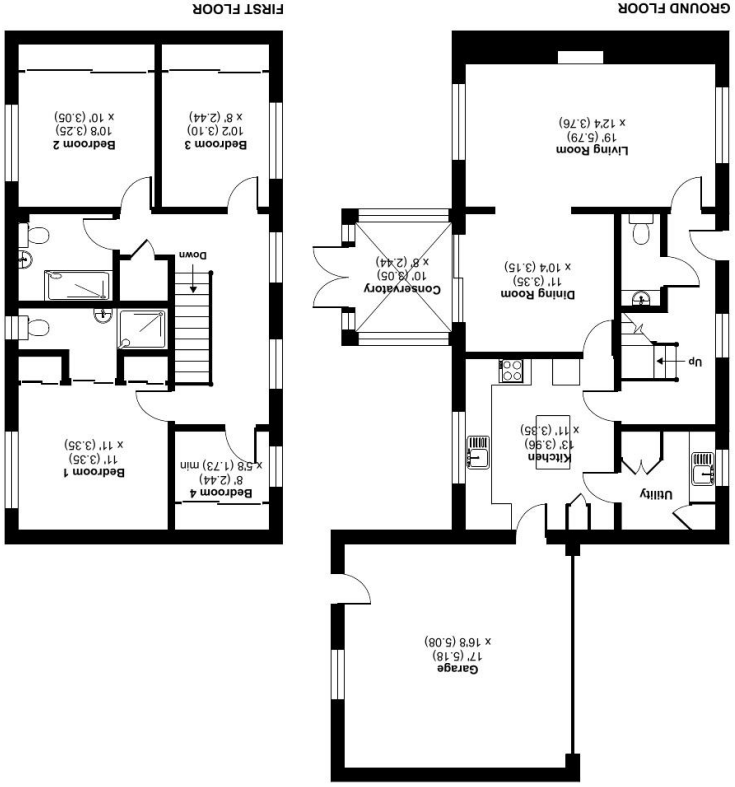


### Nearest Schools

- Heytesbury/Sutton Veny
- Warminster/Salisbury

# Cotley Place, Heytesbury, Warmminster, BA12

Approximate Area = 1744 sq ft / 162 sq m (includes garage)  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1058802

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