



The Stables, Heytesbury Park, Heytesbury
Warminster, Wiltshire, BA12 0HG

Guide Price £685,000 Freehold

COOPER
AND
TANNER



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 4  3  2 EPC G

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Description

This charming home is forms part of a very special country house conversion that was completed in 2004. Heytesbury House was once the home of the late Siegfried Sassoon, who was a First World War poet and biographer.

This beautiful conversion offers many period features including fireplaces, stone walls, Oak beams and original wood doors and iron work and latches. This beautiful residence provides a tranquil place to live and enjoys manicured grounds and its own private gardens. The accommodation in brief comprises a grand entrance dining hall, kitchen/breakfast room with a good range of units and space for appliances, study, dining room with stone walling and arched window, lounge with wood burner and Oak beams, first floor landing, four bedrooms, en-suite, family shower room.

Outside

There are tended private lawned gardens with pleasing planting and enclosed with Beech hedging. There is also a double garage that is situated in a block opposite. Heytesbury Park is approached via a long private tree lined driveway.

Viewing

We highly recommended to realise the full charm of this substantial village residence. (BY APPOINTMENT ONLY)









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 The Red Lion pub. 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.

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.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Oil

Services: Private drainage/ Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster

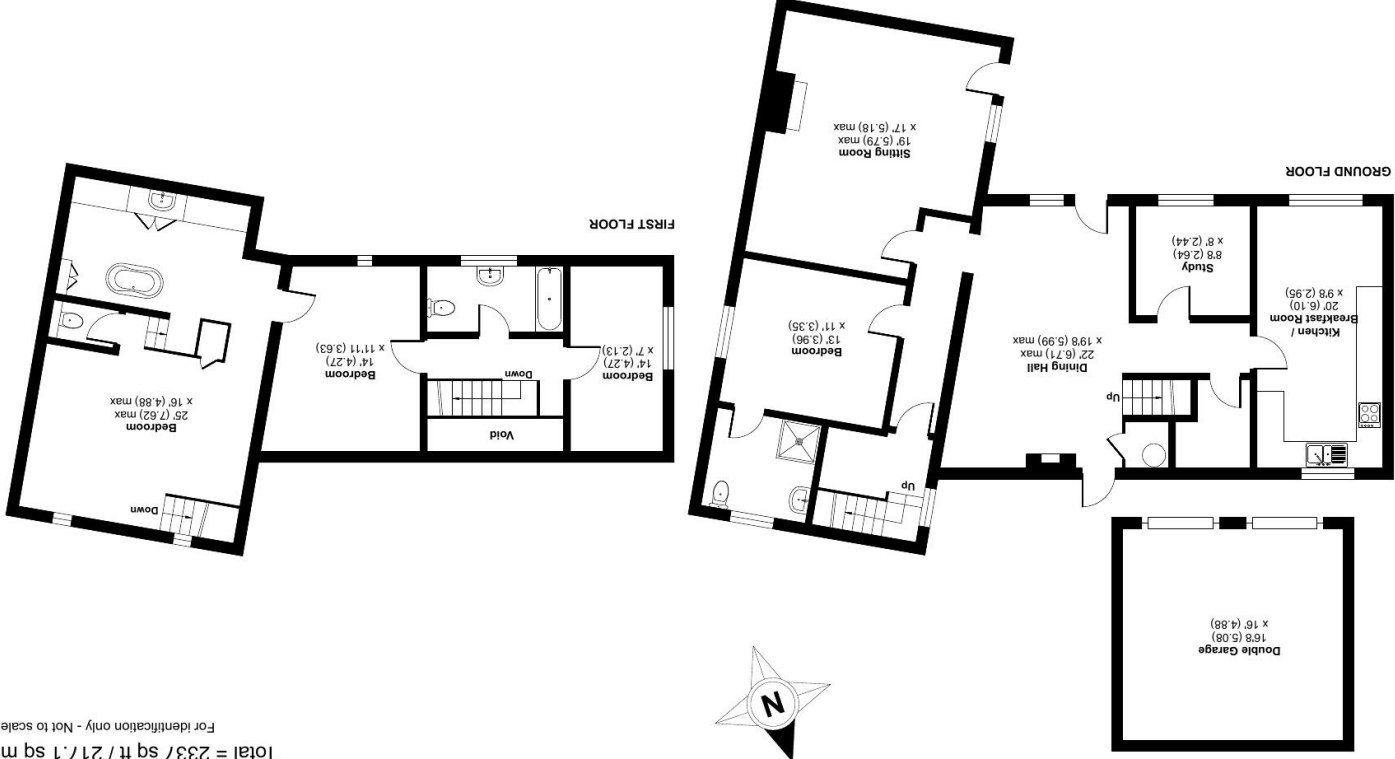


Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Heytesbury Park, Heytesbury, Warmminster, BA12

Approximate Area = 2070 sq ft / 192.3 sq m (excludes void)
 Garage = 267 sq ft / 24.8 sq m
 Total = 2337 sq ft / 217.1 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). © nchecom 2024. Produced for Cooper and Tanner. REF: 1087321

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

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