



**Cleyhanger, Heywood, Wiltshire, BA13 4LL** Guide Price £1,000,000 Freehold

**COOPER  
AND  
TANNER**





# Cleyhanger, 4 Clanger Lane, Heywood, Westbury, Wiltshire, BA12 0SN

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Guide Price £1,000,000 Freehold

## Description

This stunning and vastly improved residence offers extensive equestrian facilities, and these include approximately 3.64 acres of grazing paddocks, there is also a hay barn, parking and a stable block.

This lavish and extremely stylish home has exceptional living accommodation and comprises in brief a generous hallway with oak flooring and Oak staircase. The living room enjoys a dual aspect having views to the front and side gardens.

A further dual aspect reception room is currently used as an office however could be an alternative bedroom, the fantastic kitchen/dining/family room provides a pleasing family hub area and is measure approximately 28`5" x 26`7".

There is also a central island and breakfast bar, and plenty space for dining furniture and a snug area and all complimented with views towards the grounds and paddocks. WC and boot room. Another excellent feature is the ground floor one bedroom annexe with its own independent entrance.

The first floor offers five bedrooms with the master room having a luxuries en-suite shower room. In addition to this you will find three further double bedrooms and a single bedroom along with the main bathroom.

















## Outside

The property is surrounded by woodland, hedging and fencing. The home has three entrance points with the main drive being a carriage driveway. The substantial landscaped grounds of the house have vast areas of lawn and post rail fencing along with borders, raised beds, vegetables / fruit and a good patio area ideal for al-fresco dining. As you pass the main driveway, a second entrance takes you to the stable yard and hard standing providing plenty of parking to cater for a range of vehicles.

There are three stables as well as a hay barn, and all face toward the main house. Gates secure all the stables with a gate leading back out onto the Lane, and another gate taking you into the paddock. Further up the lane is access to the left in the top corner of the plot. This access point opens straight onto your paddock.

The paddock runs along Clanger Woods and is laid to grass with a variety of trees, shrubs, hedging and a wooded copse. There is

further woodland a few minutes walk up the lane. Viewing highly advised - NO CHAIN

## Equestrian / Hacking / Location

There are several hacks from the house which can be accessed by crossing the road & you're then on a track. However, the best riding is a 10-minute lorry/trailer drive away where you have superb long-as-you-like rides over the Salisbury plains.

There are other stables & horses on the lane and a bigger yard on the other side of the road.

There are several good vets close by and it's a 20-minute drive to Mole Valley where you can get all your feed, bedding and more. It's also about 30 minutes from Wadswick, a superb upmarket equestrian & country shop & restaurant.

There are also several very good equestrian venues close by offering a variety of both affiliated and unaffiliated competitions as well as training and facility hire. There is a choice of Riding Clubs (Bath



### Local Information - Heywood

**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
- Warminster



#### Nearest Schools

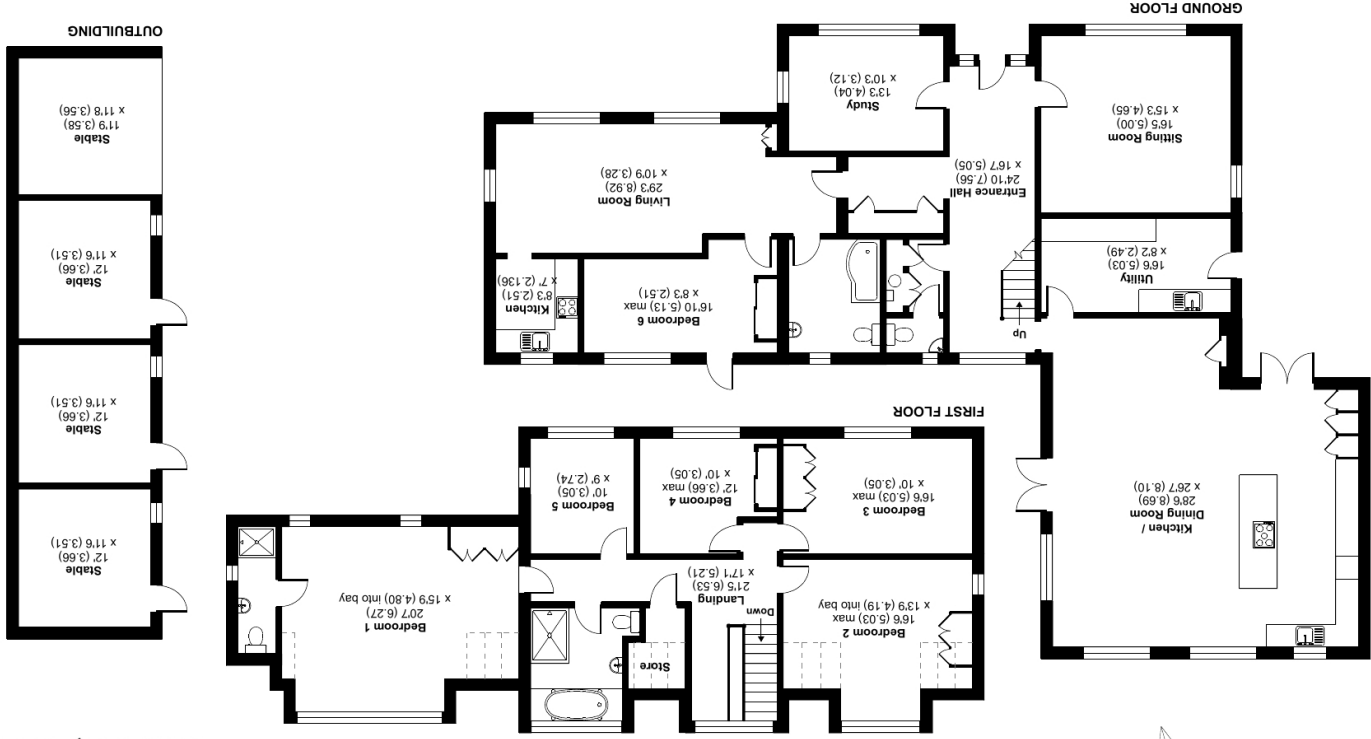
- Westbury / Trowbridge
- Warminster/Salisbury



# Clangler Lane, Heywood, Westbury, BA13

Approximate Area = 3358 sq ft / 312 sq m  
 Limited Use Area(s) = 90 sq ft / 8.3 sq m  
 Outbuilding = 567 sq ft / 52.6 sq m  
 Total = 4015 sq ft / 372.9 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). © richcom 2023. Produced for Cooper and Tanner. REF: 1059246

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