



12 Longhedge, Corsley, Warminster BA12 7QZ

£795,000 Freehold

COOPER
AND
TANNER



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Description

Located on the edge of the Longleat estate is this charming, detached period family home offering spacious and flexible accommodation over two floors.

The property is well presented and retains its character and period features throughout including exposed stone walls, feature fireplaces, flagstone floor, wooden doors and exposed beams.

There are mature gardens surrounding the property with a detached outbuilding currently being used as a home office and off road parking for 2 cars.

In brief the accommodation comprises covered porch with a tiled roof and a wooden entrance door leading into the living/dining room with a turning staircase rising to the first floor landing with dual aspect glazed picture windows, a feature stone built open fireplace and flagstone floor. There is a good sized dual aspect sitting room with red brick fireplace and inset wood burning stove, study with fitted cupboards, kitchen with a range of fitted wall and base units with range cooker, integrated oven and dishwasher with space for a fridge freezer. An opening from the kitchen leads into the breakfast room with vaulted ceiling and exposed beams and

two sets of French doors leading onto the garden. From the breakfast room a door leads to the good size utility room with ample storage and the downstairs cloakroom which houses the washing machine and tumble dryer. There is a door from the utility room leading to the parking area.

To the first floor there is a good size landing, main bedroom with feature brick wall, fitted wardrobes and wooden floor with an en-suite shower room, three further bedrooms, one currently being used as a dressing room and a family bathroom with separate shower.

Internal viewing comes highly recommended.









Outside

The property is approached through a wooden gate with a pathway leading to the main front entrance of the property. There are mature gardens to the front of the property which faces south with a large lawned garden, mature and herbaceous flowerbeds and borders and a wide selection of plants, trees and shrubs. To the side of the property are further gardens which are laid to lawn with a detached outbuilding currently being used as a home office with power and light. There is a personal gate leading to the vegetable garden with two wooden sheds, greenhouse and sewerage treatment plant. Access via a pathway to the rear of the property leads to the parking area.

Location

The property is very well located in this popular village which has four public houses, sports field, tennis courts, reading room and village church. The village lies between Frome and Warminster. Corsley comprises a scattering of rural hamlets, situated around historic Cley Hill with the Longleat Estate nearby. The village is set near to the Somerset and Wiltshire border, and is within commuting distance of Bath, Bristol and Salisbury. There is a main line connection to London (Paddington) from Westbury station. Private Schools are to be found in Warminster and Bath.

Council Tax Band

F



Local Information Corsley

Local Council: Wiltshire

Council Tax Band: F

Heating: Oil fired central heating

Services: Private drainage, Water and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M4



Train Links

- Warminster
- Westbury

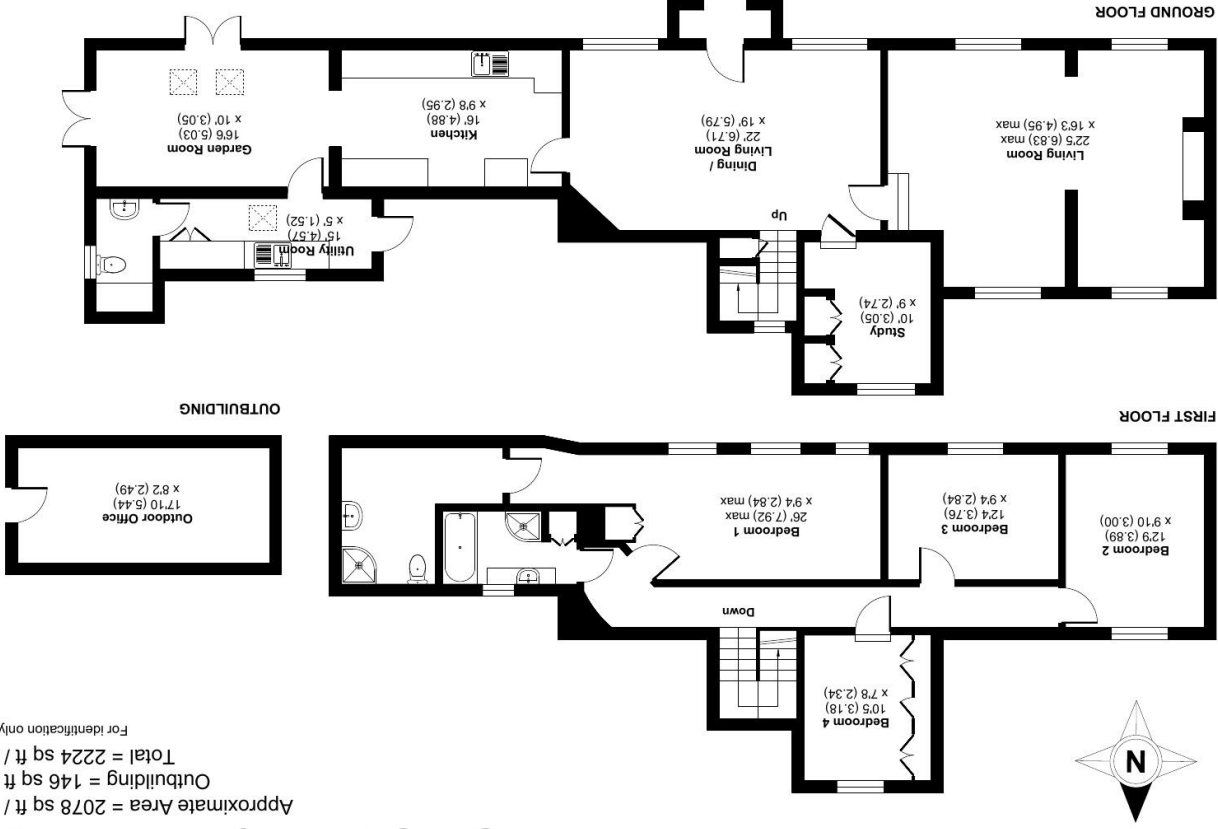


Nearest Schools

- Horningsham
- Warminster

Longhedge, Corsley, Warmminster, BA12

Approximate Area = 2078 sq ft / 193 sq m
 Outbuilding = 146 sq ft / 13 sq m
 Total = 2224 sq ft / 206 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 2023. Produced for Cooper and Tanner. REF: 941292

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

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