

# 85 High Street, Chapmanslade, BA13 4AN

COOPER  
AND  
TANNER



OIEO £685,000 Freehold

Occupying a prominent position along the High Street, this handsome double-fronted home combines period character with thoughtfully designed modern living. Once the local post office, the property now provides generous family accommodation arranged over three floors, together with a charming tiered garden and two garages.

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## DESCRIPTION

Approached through a pretty frontage adorned with wisteria and flower borders, the entrance hall sets the tone for the house. To the right lies an impressive sitting room with exposed pine flooring, an inglenook fireplace complete with wood burner, and an abundance of natural light from multiple windows. This spacious room incorporates a versatile music area, with the staircase rising from one corner. To the opposite side of the hallway, a further reception offers flexibility, currently serving as a guest bedroom but equally well suited as a snug or playroom. At the rear of the house, the kitchen and dining room create the true hub of the home. This sociable, open-plan space is enhanced by a pair of roof lanterns and full-width bi-fold doors which open directly onto the garden terrace. Fitted shaker style cabinetry with solid wood worktops is complemented by an island unit incorporating a wine cooler, alongside a Belling range cooker and space for appliances. Other features include a butlers sink and underfloor heating. The dining area is large enough for family gatherings, with the added charm of an electric stove. Adjacent is a substantial pantry with fitted shelving and a utility room providing external access to the garden and one of the garages. A cloakroom completes this part of the house, whilst a standing-height cellar is accessed from the hall and offers excellent storage.

The first floor provides four double bedrooms, a study and the family bathroom. The master bedroom enjoys fine views across to Cley Hill and includes its own shower room. A second bedroom also benefits from an en-suite and the luxury of a walk-in wardrobe.

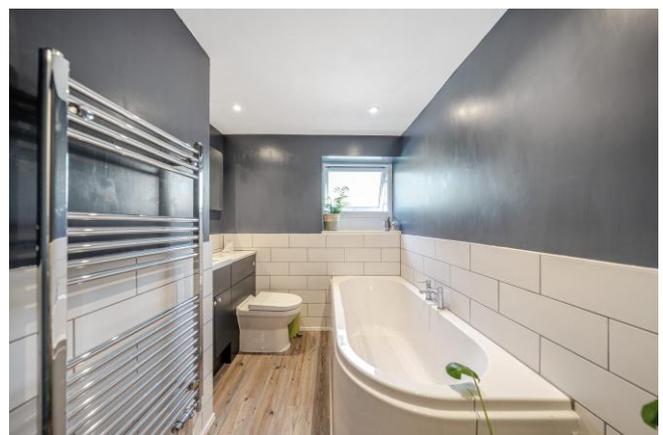
The two front bedrooms are both generous in size, while the family bathroom is finished with a contemporary freestanding bath and separate shower.

## OUTSIDE

The garden is arranged in tiers, beginning with a paved terrace outside the kitchen doors bordered by roses and centered around a pond with rockery. Beyond the potting shed and steps, the lawn is surrounded by mature planting and includes a summerhouse with decked seating. Additional features include a side shed, raised beds, and access to a second garage currently in use as a workshop. The other garage, reached from the lane, is used for storage and links internally to the utility room. Adding to the charm and history of the property, the original post box remains in service with daily collections.

## LOCATION

Chapmanslade is a popular Wiltshire village found in wonderful countryside close to Frome, Westbury and Warminster. The village offers fantastic access to local transport and commuter links as well as being within easy reach of many gorgeous countryside and woodland walks with the local attractions including Cley Hill, Westbury White Horse and Longleat Forest. The village itself has a vibrant active community which offers residents the opportunity to engage with their neighbours and in village events. Chapmanslade has a wonderful village pub in The Three Horseshoes offering food, drink and hospitality along with a beer garden with stunning views of Longleat Forest. A wide variety of other amenities including a school, village hall and recreation ground.





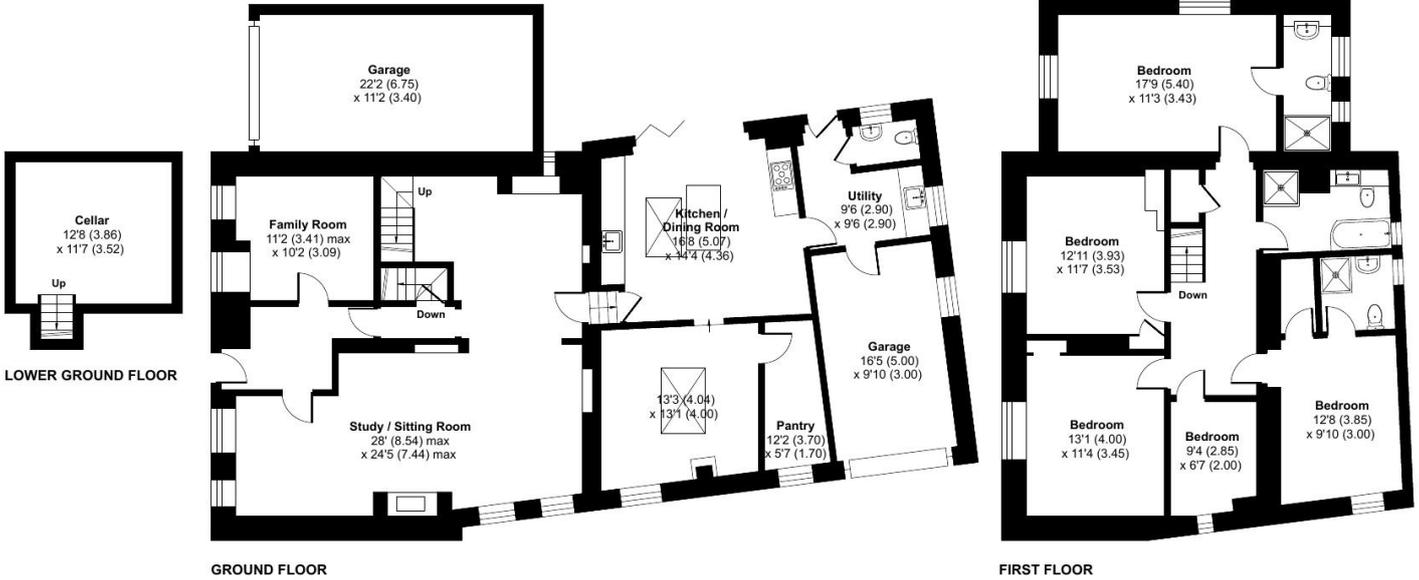
# High Street, Chapmanslade, Westbury, BA13

Approximate Area = 2612 sq ft / 242.6 sq m

Garages = 413 sq ft / 38.3 sq m

Total = 3025 sq ft / 280.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1354790



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