

# Campbell Place, Norton Road

COOPER  
AND  
TANNER

Sutton Veny, BA12 7SA



## £395,000 Freehold

We are delighted to bring to the market this absolutely stunning and vastly improved Barn conversion home that is located in the popular village of Sutton Veny. This beautiful residence offers deceptive accommodation having four bedrooms and an en-suite. The property has a private garden along with two freehold owned parking spaces ( one in barn under cover) . Viewing highly advised to full appreciate.

# Campbell Place, Norton Road Sutton Veny

BA12 7SA  
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## £395,000 Freehold

### DESCRIPTION

Cooper and Tanner are very pleased to offer this stunning four bedroom Barn conversion that is located in the very desirable village of Sutton Veny. The present seller has carried out many improvements and upgrades including decoration, flooring, double glazing and bespoke book shelving storage in the main lounge.

Outside home has the benefit of a private garden and two freehold owned parking spaces.. The accommodation in brief comprises hallway with storage and stairs to first floor, WC, lounge having bespoke fitted storage and book shelves,, high specification kitchen / dining room, utility room, galleried landing, four bedrooms, en-suite, family bathroom, patio garden. We strongly urge the importance of an immediate viewing to fully appreciate this fine residence.

### LOCATION

Sutton Veny lies at the head of the Wylve Valley and has local amenities that include village church, village hall, playing fields and an exceptional primary school. Warminster town centre lies approximately 2 miles distant and has a fantastic Private School with boarding available. The town also enjoys a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Center Parcs, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain

### TAX BAND

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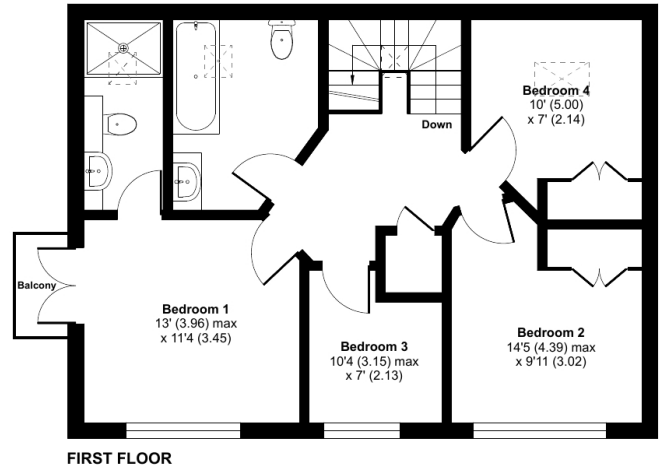
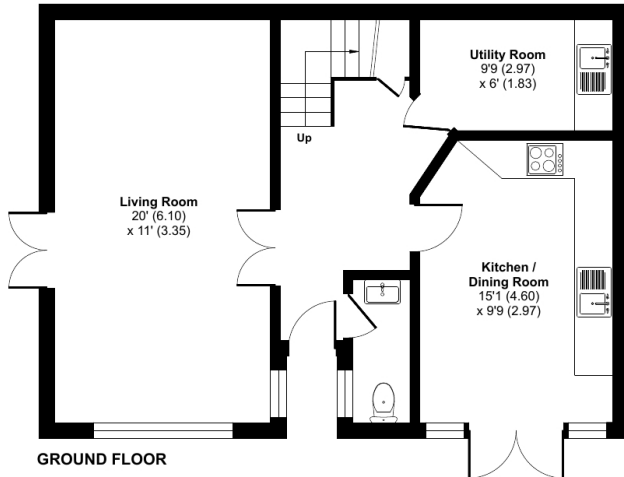




## Norton Road, Sutton Veny, Warminster, BA12

Approximate Area = 1223 sq ft / 113.6 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1081864

### WARMINSTER OFFICE

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