



6 Heytesbury Park House,  
Heytesbury, Wiltshire, BA12 0HG

Guide Price - £875,000 Freehold

COOPER  
AND  
TANNER



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## Description – (Approx 2411 sq ft)

Cooper and Tanner are delighted to offer this gracious and imposing wing at Heytesbury Park House.

The original Heytesbury Park House is believed to have been constructed in approximately 1782 and then remodelled along with some landscaping in 1784 by renowned architect John Wood. The home was also home to the War Poet Siegfried Sassoon. Heytesbury House is a very imposing and impressive Georgian country house that was converted in the 1990's to palatial homes and penthouses you see today. The home we are offering is wing of the home having generous living accommodation along with pleasing grounds, parking and garage.

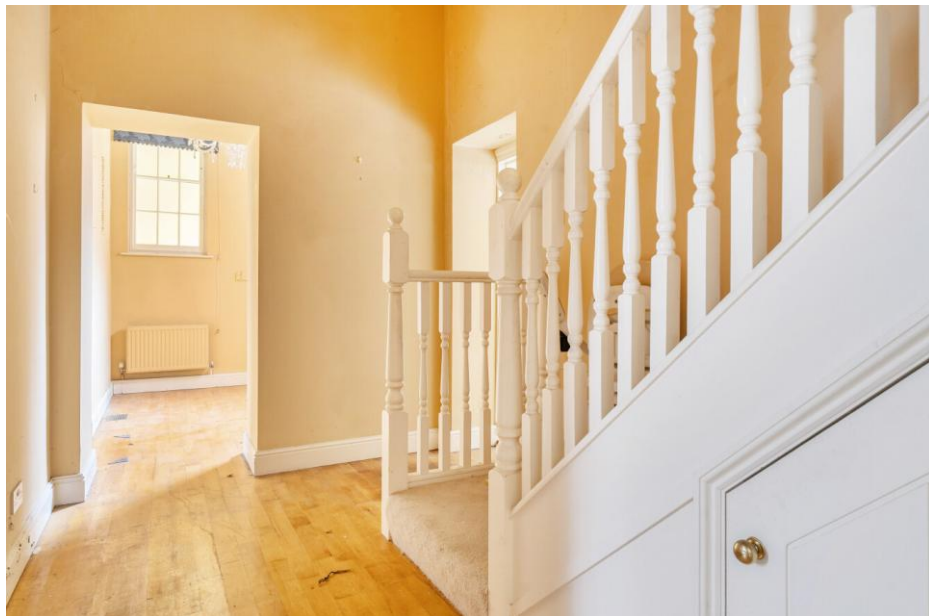
**Accommodation** - Wood door giving access to entrance hall, passageway, drawing room with fitted bookcase and storage, Parlour, fitted kitchen having a wide range of units, double oven, recessed stone arches, tiled flooring, study, WC cloakroom, first floor landing with access to the four bedrooms, en-suite and family bathroom.

**Outside** - The home has a generous garden area that is mainly laid to lawn and enclosed with hedging. A large gravel parking area offers private resident parking. The home has the advantage of a single garage that is situated in a block that is across from the home. There is access to stunning countryside walks and Wylve Valley scenery.

**Location** - Heytesbury Park sits in stunning Wylve Valley countryside adjoining the Cranborne Chase area that is known for its outstanding natural beauty. Heytesbury is a picturesque village with a church, shop/Post Office, pubs, cricket club and primary school. Nearby you will find the village of Codford village hall, GP surgery, primary school, garage and petrol station. A few miles away is the market town Warminster that offers independent shopping, Waitrose supermarket and much more.

**Viewing** - Contact Warminster Cooper and Tanner for booking and any questions.









## Cooper & Tanner

The We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services.

The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history.

We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Bristol, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore, and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the

larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge.

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA & ARLA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** G

**Heating:** Oil Central Heating

**Services:** Private Treatment Plant, Main Electricity and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol



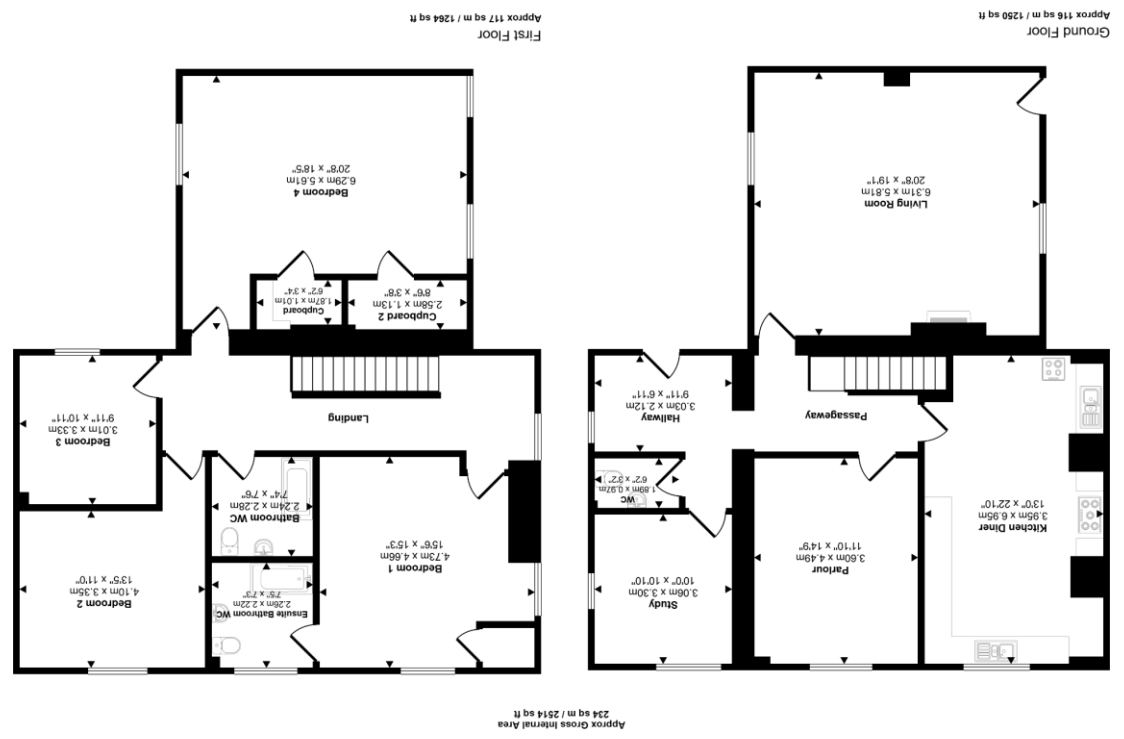
### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA



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What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, remission and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

