



16 Bests Lane, Sutton Veny BA12 7AU

£849,950 Freehold

COOPER
AND
TANNER



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Description

A superb detached family home situated in a semi rural location and a sought after village, offering spacious and versatile accommodation over two floors.

The property has been extended over the years by the present owner and enjoys views to the rear of open countryside.

There is planning permission granted for a detached double garage to be built to the front of the property with ample driveway parking and level gardens to the front, side and rear of the property.

In brief the accommodation comprises entrance porch with door into the entrance hallway with the stairs rising to the first floor landing and a cloakroom, dual aspect sitting room with feature fireplace and inset wood burning stove, study, living room with french doors leading out on to the garden, spacious kitchen/dining/family room with a range of fitted base units with wooden worktops over, central island and french doors onto the paved patio area, good size utility room with a range of fitted wall and base units and a door to the outside and a boot room.

To the first floor there is a landing with window overlooking the gardens and enjoying the views to the rear, dual aspect main bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Internal viewing comes highly recommended.

Outside

To the front of the property is driveway parking for several vehicles. There is planning permission in place for a detached double garage to be built within the front garden which are currently laid to lawn, encompassed by hedging and fencing. The gardens to the side and rear of the property are predominantly laid to lawn and there is a large paved seating area, mature trees and encompassed by fencing.









Location

The much sought after village of Sutton Veny is set at the head of the Wylde Valley and offers local facilities to include excellent village primary school, village pub, church, village hall and playing field.

The town of Warminster is approximately three miles distant and offers 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 Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.



Local Information Sutton Veny

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



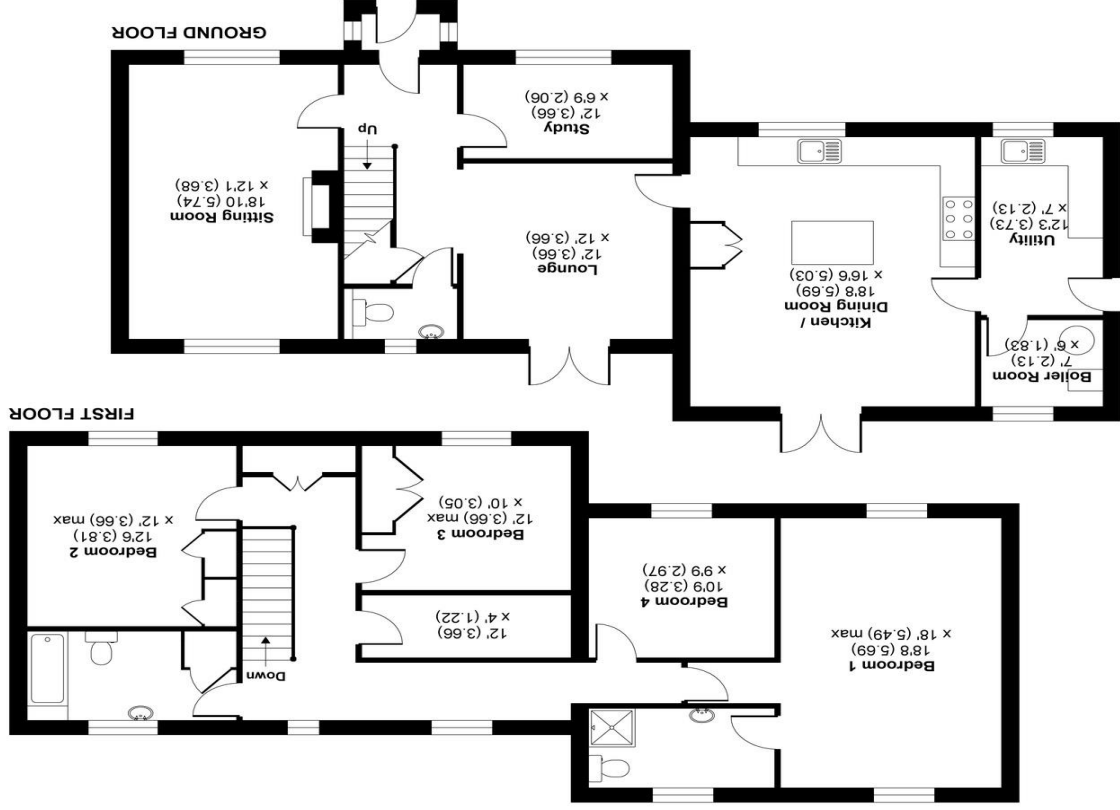
Nearest Schools

- Warminster
- Sutton Veny

Bests Lane, Sutton Veny, Warmminster, BA12

Approximate Area = 2112 sq ft / 196.2 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 2021. Produced for Cooper and Tanner. REF: 790102

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