

# Park Lane

Heytesbury, BA12 0HE

COOPER  
AND  
TANNER



## £595,000 Freehold

Cooper and Tanner are delighted to offer this pleasing five-bedroom link detached cottage that was converted from two cottages and a Stable. The home retains charm and character. Outside is a generous and established garden that overlooks open fields. Park Lane is a single-track lane enjoyed by equestrians, walkers and cyclists. The property enjoys excellent accommodation and has an open-plan kitchen / diner with a range of modern units and an Aga and conventional cooking appliances.

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### DESCRIPTION

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The property enjoys excellent accommodation and has an open-plan kitchen / diner with a range of modern units and an Aga and conventional cooking appliances.

The accommodation in brief comprises entrance hall, kitchen / breakfast, dining room, lounge, conservatory, WC cloakroom, landing, five bedrooms, two bathrooms

To one side of the kitchen is an elegant formal dining area, while on the other, a spacious lounge featuring a cosy log burner. The addition of a conservatory enhances the room and creates a wonderful connection to the stunning rear garden.

### OUTSIDE

Outside you will find a pleasing and established garden, that enjoys views towards the adjacent fields, mature trees. A driveway at the rear of the home provides off-road parking for two cars and a double garage with a remote-operated door and useful internal access via the dining room.

### LOCATION

The property is well located in the heart of this sought-after Wylde Valley village. The community today is based around the Church of St Peter and St Paul, with its origins in the 12th century, the thriving post office/shop, and its two popular pubs, The Angel Coaching Inn and The Red Lion. There are plentiful shops at Warminster, only three miles away, with a broader range of facilities to be found at Wiltshire's county town, Trowbridge, and the enchanting Cathedral City of Salisbury and shopping hotspot of Bath are both within easy reach. Heytesbury also offers great sporting facilities with a football club in the village and joint cricket club with the nearby Sutton Veny.









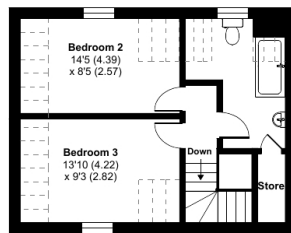
## Park Lane, Heytesbury, Warminster, BA12

Approximate Area = 2200 sq ft / 204.3 sq m (includes garage)

Limited Use Area(s) = 225 sq ft / 20.9 sq m

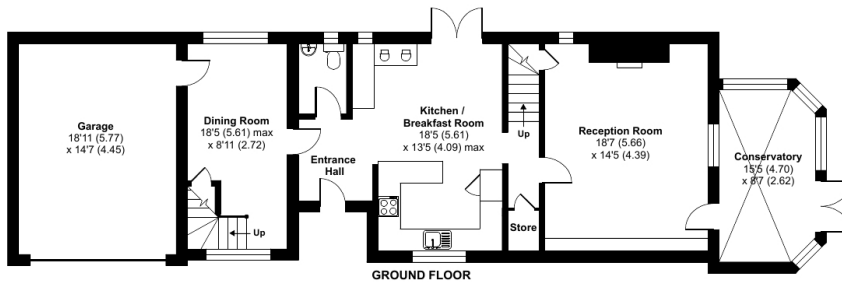
Total = 2425 sq ft / 225.2 sq m

For identification only - Not to scale

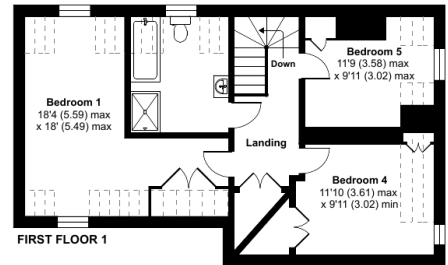


FIRST FLOOR 2

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR 1



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: 1070616

### WARMINSTER OFFICE

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