



131 High Street, Chapmanslade, BA13 4AW

£895,000 Freehold

COOPER  
AND  
TANNER



Cottage



# 131 High Street, Chapmanslade, BA13 4AW

 7  4  4 EPC E

## £895,000 Freehold

### Description

131 High Street in Chapmanslade represents an incredibly unique and exciting opportunity. Currently set up to suit multi generational living, there is a spacious three bedroom house, an adjoining two bedroom cottage and a separate detached two bedroom bungalow. The currently divided main house & Cottage could comfortably be converted back to one large house with very little costs associated.

### The Main House

The main house provides three spacious double bedrooms enjoying lots of natural light and the three-piece family bathroom on the first floor. The ground floor offers a good size kitchen with a range of base and wall mounted cabinets, integrated oven, and fitted sink inset into the worktop. The kitchen has a handy adjoining utility room. There is a separate dining room, large triple aspect lounge, rear sunroom, cloakroom and large entrance hallway.

### The Cottage

The adjoining two-bedroom 1800s cottage which was once occupied by relatives, is currently divided but could be opened up to form part of the main house as it historically once was. The cottage offers a cosy lounge, fitted kitchen and handy utility room, two double bedrooms with the master bedroom accessing the en-suite style bathroom.

### The Bungalow

The self-designed and purpose built two double bedroom detached bungalow has a large lounge to the front with views onto the garden. There is an open plan kitchen and separate dining room, two bathrooms and an access porch.

### Outside

Externally the home enjoys extensive wall enclosed lawned gardens to the front, with surround planting beds. The cottage has a garden to the front with separate access gate which could be made more private. To the rear of the main house the rear garden is high level hedge enclosed, mainly laid to lawn with a handy patio seating area. The bungalow has a separate garden that is mainly laid to patio, which could again be further enclosed to create a more private set up. There is large driveway parking to the front, which immediately splits toward the bungalow providing two spaces for the property. The driveway continues to the main house and adjoining cottage with ample space for multiple vehicles.

### Location

The vibrant village of Chapmanslade which offers a primary school, public house, church and village hall. The nearby towns include Warminster, Westbury and the market town of Frome. Private schooling is to be found in Beckington, Warminster and Bath. There are main line stations in Frome and Bath with regular services to London Paddington from Westbury.







Bungalow sitting room



Bungalow dining room



Main house bedroom



Main house bedroom





Main house kitchen/dining room



Main house sitting room







Cottage kitchen



Bungalow bedroom



Main bathroom

## Local Information Chapmanslade

**Local Council:** Wiltshire

**Council Tax Band:** F

**Heating:** Oil fired central heating

**Services:** Mains electricity, water and drainage

**Tenure:** Freehold



### Motorway Links

- A36, A303
- M4, M5



### Train Links

- Warminster, Westbury
- Frome, Bath and Salisbury



### Nearest Schools

- Warminster, Bath, Bruton, Street
- Gillingham and Wells



Bungalow

# High Street, Chapmanslade, Westbury, BA13

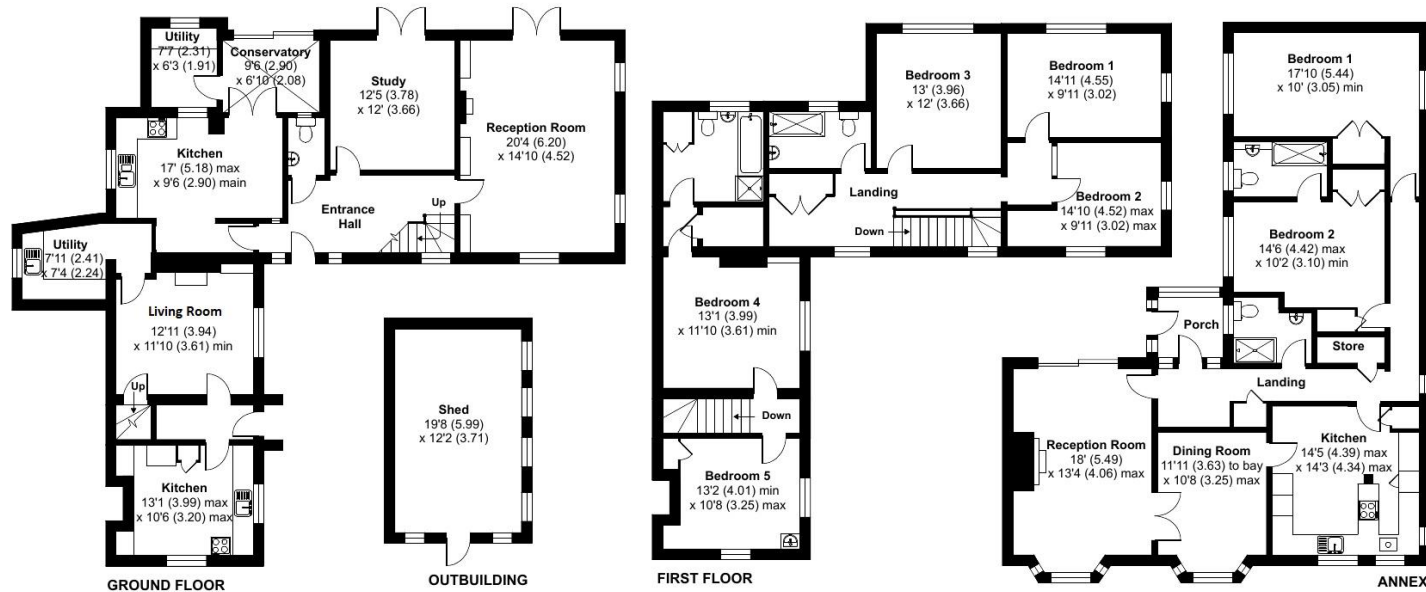
Approximate Area = 2598 sq ft / 241.3 sq m

Annex = 1347 sq ft / 125.1 sq m

Outbuilding = 240 sq ft / 22.2 sq m

Total = 4185 sq ft / 388.7 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). © nichcom 2022. Produced for Cooper and Tanner. REF: 866831

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