

Little London

Heytesbury, BA12 0ES

COOPER
AND
TANNER



£595,000 Freehold

A delightful and beautifully presented five bedroom detached family residence that enjoys an elevated position in the popular village of Heytesbury. This spacious home has had many improvements carried out over the years, and is tastefully decorated throughout. Outside a driveway provides off street parking and pleasing landscaped gardens. We strongly advise a viewing of this substantial and lovely home.

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£595,000 Freehold

DESCRIPTION

Cooper and Tanner are delighted to bring to the market this outstanding detached family home that has had many improvements carried out over the years, and is also beautifully presented throughout. The property offers deceptive living that is spread over three floors. The home has oil fired central heating with the advantage of an external boiler, and a connection for Propane gas cooking. An entrance door with side glazing gives access to a hallway with a tiled floor and stairs to the first floor and access to the ground floor WC. The living room has a bay window and feature wood burner and Oak mantle. The kitchen offers a wide range of wall and base units, along with integrated appliances, tiled flooring and a feature vaulted ceiling, a dining area gives access to the utility room with worktop, plumbing and access to the side. A garden room has wood effect flooring and large glazed doors to the rear patio. The ground floor study / office could also be used a sixth bedroom if required. A first floor landing gives access to the four bedrooms, en-suite and the family

bathroom. The second floor fifth bedroom has Velux windows along with an en-suite bathroom. Outside a block paved driveway provides parking. Wood gates open over a paved pathway that leads to the front door and the beautiful landscaped grounds, patio and decking area. The home enjoys views over fields at the rear and beyond.

LOCATION

The property is well located in the heart of this sought-after Wylve 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 a pub, 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.

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Little London, Heytesbury, Warminster, BA12

Approximate Area = 1710 sq ft / 158.8 sq m

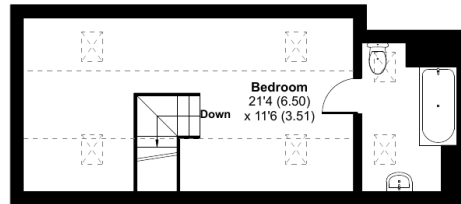
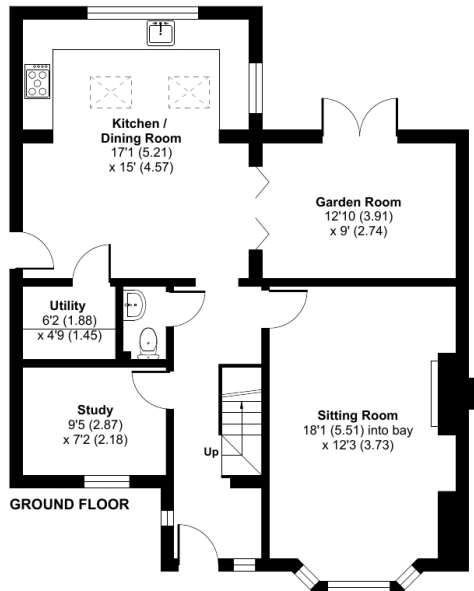
Limited Use Area(s) = 153 sq ft / 14.2 sq m

Total = 1863 sq ft / 173 sq m

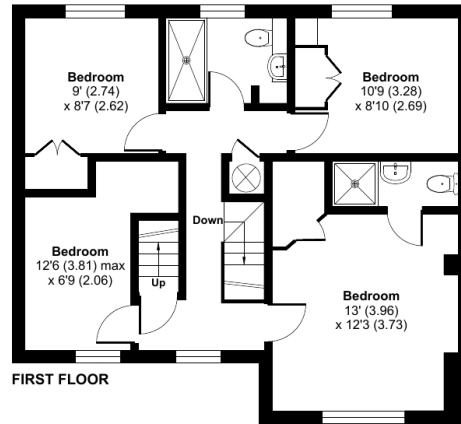
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



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: 1151204

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