

Little London

Heytesbury, BA12 0ES

COOPER
AND
TANNER



£580,000 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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DESCRIPTION

Situated within the sought after village of Heytesbury, this delightful and beautifully presented five-bedroom detached family home offers spacious, light and airy accommodation arranged over three floors. The property benefits from double glazing, oil fired central heating, with the advantage of a newly installed Grant external boiler and a connection for propane gas cooking. In brief the accommodation comprises entrance hall with a tiled floor with turning staircase rising to the first floor, cloakroom, spacious kitchen/breakfast room with a range of fitted wall and base units, integrated oven and dishwasher, a feature vaulted ceiling with Velux roof windows, a utility room with worktop, plumbing and a door to the outside. Sitting room with feature fireplace and wood burner with oak mantle, a garden room with French doors onto the rear garden and a downstairs study. To the first floor there are four bedrooms, with fitted wardrobes and one with en-suite shower room and a family shower room. On the second floor there is a fifth bedroom with en-suite bathroom with Velux windows providing views across the village and hills beyond.

OUTSIDE

To the front of the property is a driveway providing off road parking for several vehicles. There is a front lawned garden encompassed by walling, wrought iron fencing, and hedging, tiered borders and landscaped steps

leading to a newly installed composite front door. There is side access either side leading to the rear garden, which is encompassed by hedging with a paved seating area and a raised deck.

LOCATION

The village of Heytesbury is located just a short distance from Warminster with a superb primary school, 2 pubs and village shop. The town of Warminster 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 Safari Park, Shearwater Lake, Stourhead and Salisbury Plain, and benefits from easy access to Bath and Salisbury.

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Little London, Heytesbury, Warminster, BA12

Approximate Area = 1710 sq ft / 158.8 sq m

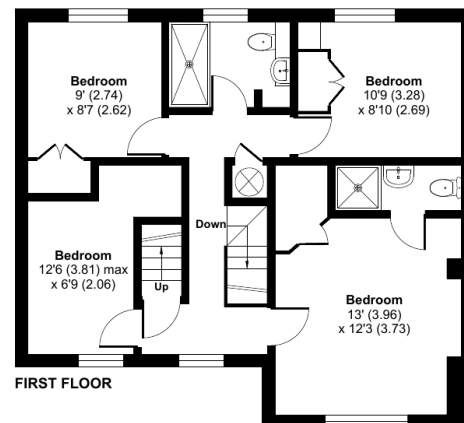
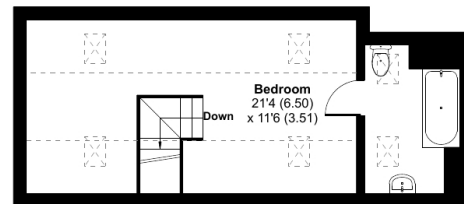
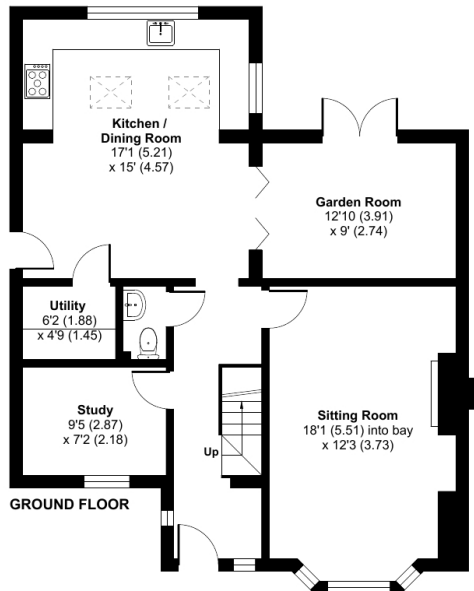
Limited Use Area(s) = 153 sq ft / 14.2 sq m

Total = 1863 sq ft / 173 sq m

For identification only - Not to scale



Denotes restricted head height



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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