

# High Street

Heytesbury, BA12 0EB

COOPER  
AND  
TANNER



## £495,000 Freehold

An excellent opportunity to acquire this truly delightful four bedrooms detached residence that offers very spacious family accommodation along with private off street parking. The home retains many period features including Oak beams and fireplaces. At the rear is a pleasing garden having a feature pond and paved areas.

High Street  
Heytesbury  
BA12 0EB

 3  3  2 EPC E

---

**£495,000 Freehold**

**DESCRIPTION**

Cooper and Tanner are pleased to offer an excellent opportunity to purchase this truly delightful detached cottage having painted rendered elevations under a tiled roof. The home offers very spacious family accommodation comprising an entrance hall, lounge with beams and fireplace, dining room having oak beam and brick fireplace along with wood flooring, large kitchen / breakfast room having a range of wall and base units along with integrated appliances and a central island, office / bedroom four with brick fireplace, first floor landing, three further bedrooms, family bathroom.

Outside you will find a gated private driveway offering parking and leading to the the rear garden having a feature pond and paved areas and pathway.

**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 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.

**TAX BAND**

E





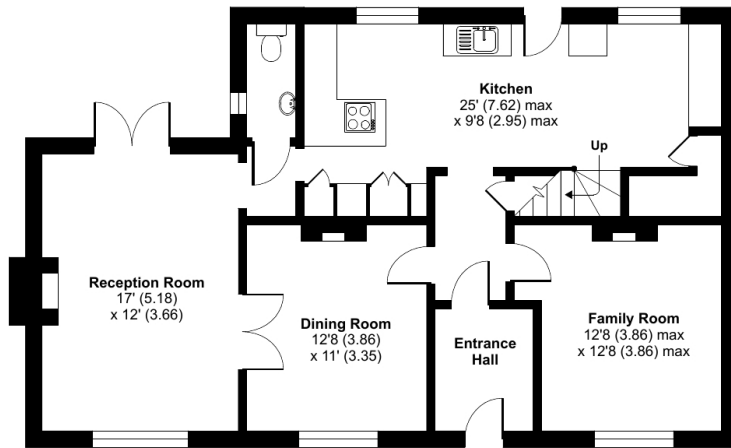




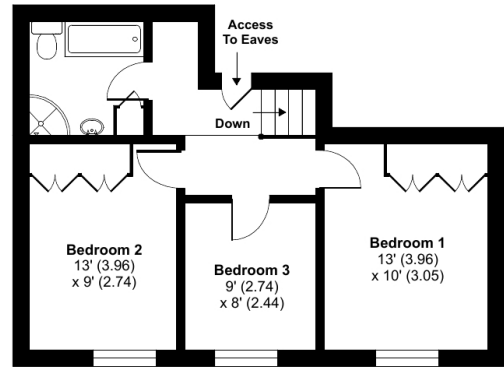
## High Street, Heytesbury, Warminster, BA12

Approximate Area = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1083772

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

