

Mill Street

Heytesbury, BA12 0EE

COOPER
AND
TANNER



£375,000 Freehold

An outstanding bespoke and architecturally designed semi detached home that is located in a secluded and highly sought-after lane with direct access to beautiful countryside walks and the Wylve river. This amazing property offers light and bright decor with superb quality build, fixtures and fittings, along with efficient accommodation. Outside is a generous garden with lawn and decking areas. A driveway provides two parking and a garage.

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 2  2  1 EPC TBC

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DESCRIPTION

Cooper and Tanner are pleased to bring to the open market this outstanding bespoke and architecturally designed semi detached home constructed of brick and part stone elevations under a tiled roof. This stunning residence offers bespoke living along with high- end fittings and a stylish open plan layout on the first floor. The accommodation of this beautiful home comprises a sitting room / dining area with velux windows and a kitchen having a range of gloss units and integrated appliances, two bedrooms, one with built in wardrobe and one with en-suite. Bathroom, utility room with sink and plumbing, hallway with potential to create an alternative entrance off the driveway, internal access to the single garage with opening doors to the parking. The current stairlift in the home can stay or be removed.

OUTSIDE

Outside a drive provides one parking spaces. A right of access gated path leads to the pleasingly secluded suntrap garden with lawn, decking and wood balustrading. The garden is enclosed with fencing and hedging.

PARKING

One allocated parking space. The two other spaces are for 72 High Street.

LOCATION

The property is located in a secluded and highly sought-after lane with direct access to beautiful countryside walks and the Wylde river. 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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Mill Street, BA12

Approximate Area = 888 sq ft / 82.5 sq m

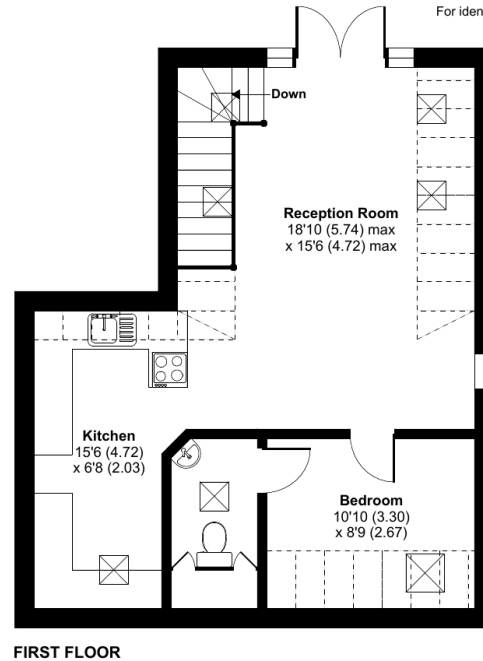
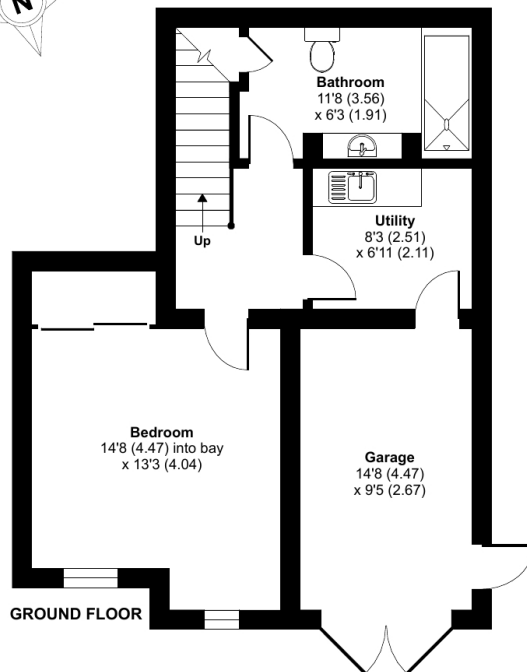
Limited Use Area(s) = 94 sq ft / 8.7 sq m

Garage = 132 sq ft / 12.3 sq m

Total = 1114 sq ft / 103.5 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: 1167397

WARMINSTER OFFICE

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