



113 High Street, Chapmanslade, BA13 4AN Guide Price £525,000 - £550,000 Freehold

COOPER
AND
TANNER



113 High Street, Chapmanslade, BA13 4AN

 4  2  2 EPC E

Guide Price £525,000 - £550,000 Freehold

113 High Street is a beautifully presented double fronted period home which lies in a fabulous spot, tucked away from the main road within this popular village on the Somerset/Wiltshire border.

The front door opens into a spacious, light and airy dual aspect living room which enjoys beams, a wood burner and views over the gardens and fields beyond.

An opening leads through to a charming, triple aspect dining area with stunning views and a romantic in-built window seat. Beyond the dining area is a kitchen which is really well appointed with a range of wall and base units that are topped with granite and solid wood. There are beams, wood block flooring, an integrated oven with hob and doors through to the courtyard's garden and the main gardens. There is also a shower room on the ground floor.

On the first floor there is a very spacious main bedroom which features two windows overlooking the gardens and the open fields beyond. There are two further doubles on this floor and a single. The bathroom is very tastefully finished. From the first-floor landing there is a set of steps which gives access to a loft room which also enjoys the most incredible views.

OUTSIDE

Accessed along a private driveway off the High Street, this property is set behind a five-bar gated plot.

There is comfortable parking for at least three vehicles and there are extensive gardens. The garden to the front is pretty, enclosed and mainly lawn bordered by plants.

The majority of the garden lies adjacent to the property and includes a large seating area, a good size lawn, a log store and an outbuilding with power and light which could become a home office/studio space.

AGENT'S NOTES

The asking price on the home does not take into account the added value of the planning permission as our vendors are motivated to sell.

The energy performance certificate for the house was carried out in 2015 and since then the house has had new windows and doors throughout, new heaters and an improved level of roof insulation.

LOCATION

The vibrant and community minded village of Chapmanslade 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 train station.

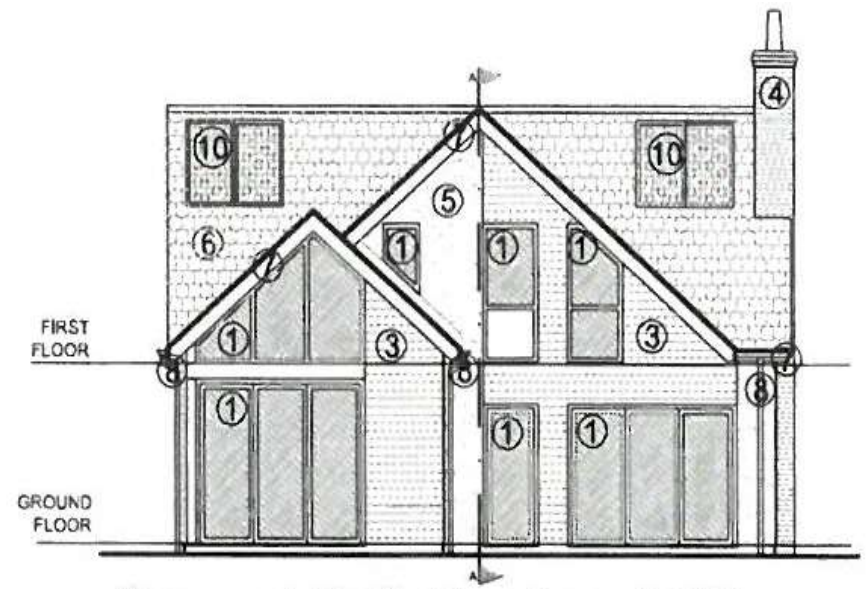








Proposed South Elevation - 1:100



Proposed North Elevation - 1:100

PLANNING

Planning has been granted to build an attractive, detached, family home with parking for four cars and a garden looking across open fields. Planning reference: *PL/2023/02117*.

The accommodation is to include an entrance hall, a sitting room with bi-fold doors onto the gardens, a large triple aspect open plan kitchen/dining/family room which runs the full depth of the home and enjoys bi-fold doors onto the back gardens.

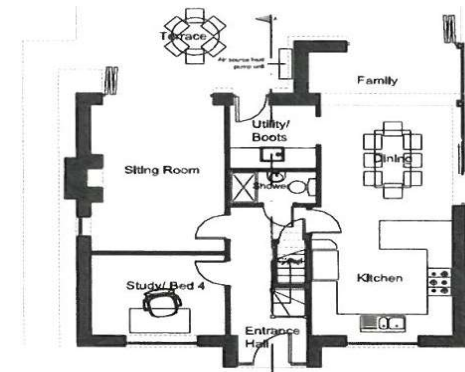
There is also a utility room, downstairs shower room and a study or bedroom four on this level.

On the first floor there are three bedrooms, (the master being en-suite) and a family bathroom.

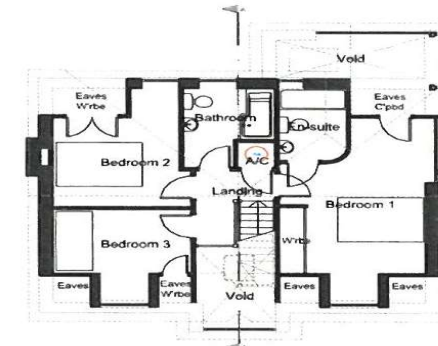
The proposed finish is to include:

- Aluminium UPVC doors and windows in Grey
- Oak front door
- Larch/Cedar cladding combined with a white render finish
- Slate roof
- Galvanised steel rainwater pipework
- Cedar fascia/berge/soffit boards
- PV panels

Based on current market condition and comparable evidence (March 2024) we would anticipate the value for the house to be in the region of £575,000 once completed



Proposed Ground Floor - 1:100



Proposed First Floor - 1:100

Local Information Chapmanslade

Local Council: Wiltshire

Council Tax Band: D

Heating: Electric and solid fuel heating.

Services: House - Mains electricity and water. Private drainage. Building Plot - We understand from our vendor that drainage is next to the site and water and electricity are close by.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



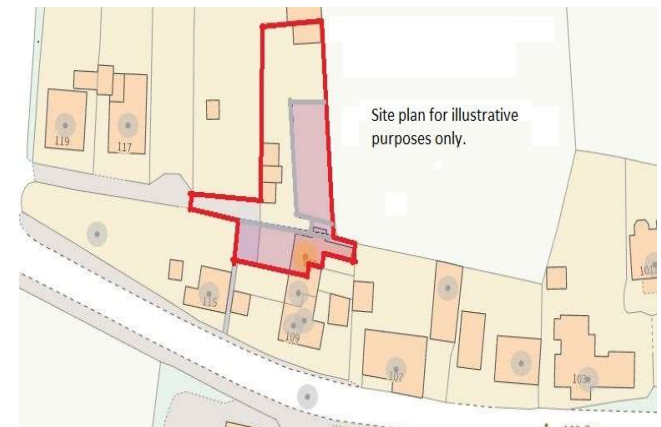
Train Links

- Warminster, Westbury
- Frome, Bath



Nearest Schools

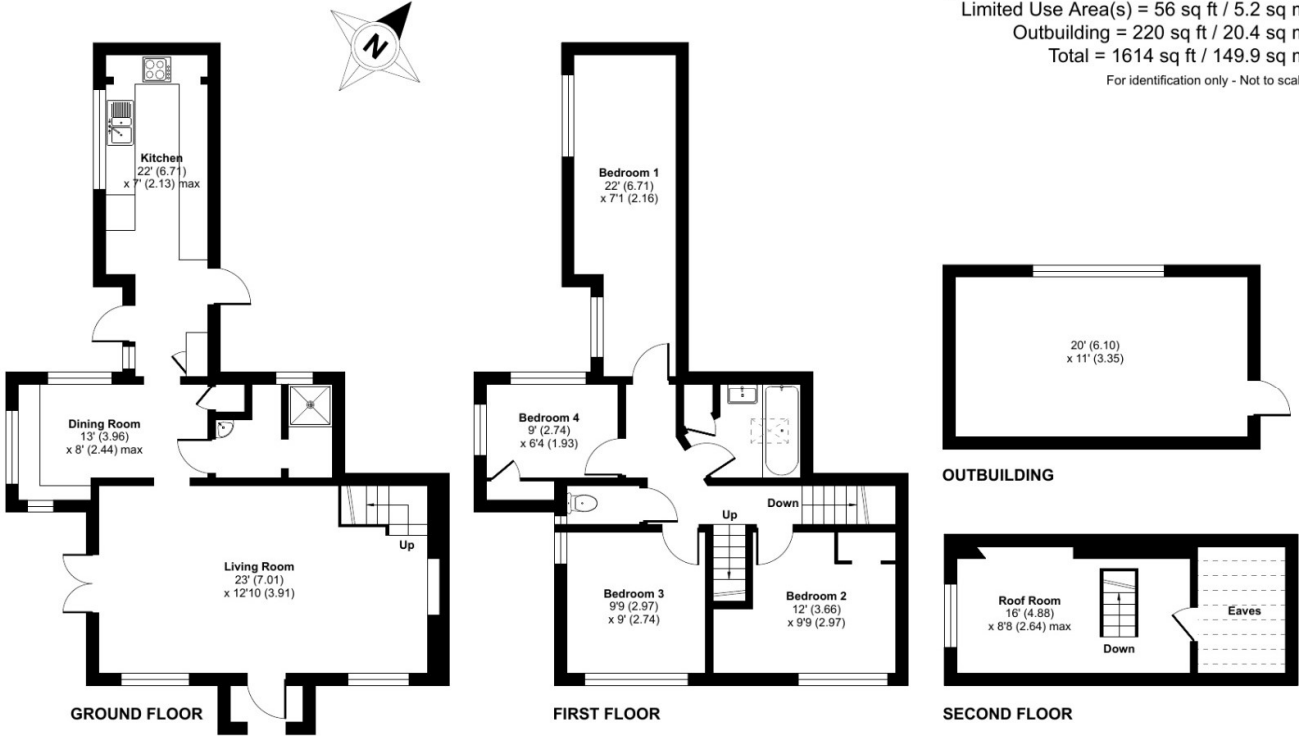
- Chapmanslade, Warminster
- Frome and Gillingham



High Street, Chapmanslade, Westbury, BA13

Approximate Area = 1338 sq ft / 124.3 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Outbuilding = 220 sq ft / 20.4 sq m
 Total = 1614 sq ft / 149.9 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 1064304

FROME OFFICE
 telephone 01373 455060
 6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk



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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

