

# Old Forge Close

Heytesbury, BA12 0AF

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## £585,000 Freehold

A fantastic four-bedroom property backing onto open countryside in the sought-after village of Heytesbury. This lovely home offers flexible accommodation set over three floors with impressive views to the rear. The property has a sizeable garden and a single garage. No Chain.

# Old Forge Close

## Heytesbury

BA12 0AF

 4  2  3 EPC C

## £585,000 Freehold

### DESCRIPTION

A fantastic four-bedroom property backing onto open countryside in the sought-after village of Heytesbury. Offering flexible accommodation set over three floors with impressive views to the rear, a sizeable garden and a garage. For sale with no onward chain.

The ground floor accommodation comprises; an entrance hall, a sitting room with a wood burning stove and doors to the garden, a separate dining room and kitchen. The kitchen includes a range of fitted wall and base units, an integrated oven with electric hob, a dishwasher and washing machine. In addition, there is a downstairs WC.

The first floor provides three bedrooms, two of which are good sized doubles and have en-suite shower rooms and the other is served by the family bathroom. The master bedroom is situated on the second floor and also benefits from an en-suite.

Solar Panels - Please note; the property benefits from solar panels, ask for more details.

### LOCATION

Heytesbury is a sought-after Wylde 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. The Red Lion. There are plentiful shops at Warminster, only 3 miles away, with a broader range of facilities to be found at Wiltshire's county town, Trowbridge, and the enchanting Cathedral City of Salisbury both within easy reach. 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. The A303 provides good links to London and Exeter. Local attractions include Longleat House and attractions, Shearwater Lake, Stourhead and Salisbury Plain.

### OUTSIDE

To the rear of the property lies the fully enclosed garden backing onto fields. The garden is mainly laid to lawn, and has a low hedge border so that you can enjoy the views. There is an area of paving that wraps around the property. A door gives access to the garage and a side gate leads to the front. . To the front of the property is the block paved driveway providing ample parking and access to the single garage with an up and over door.





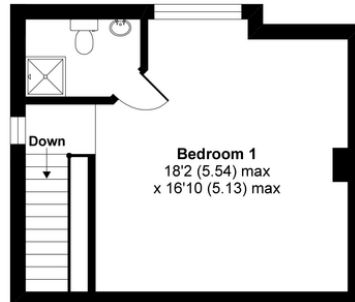
# Old Forge Close, Heytesbury, Warminster, BA12

Approximate Area = 2084 sq ft / 193.6 sq m (includes garage)

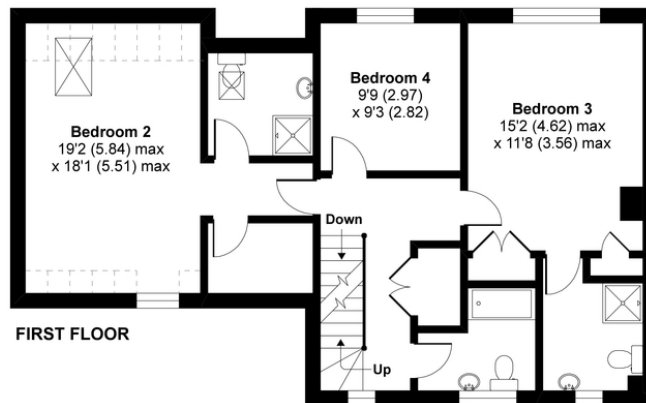
Limited Use Area(s) = 44 sq ft / 4.1 sq m

Total = 2128 sq ft / 197.7 sq m

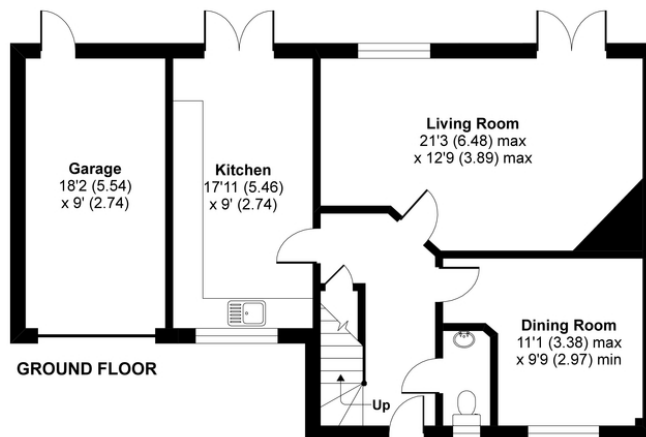
For identification only - Not to scale



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2020. Produced for Cooper and Tanner. REF: 622938

## WARMINSTER OFFICE

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