

Well Cottage, Hill Road

Sutton Veny, Warminster, BA12 7AT

COOPER
AND
TANNER



£725,000 Freehold

'Well Cottage' is a delightful detached house with mellow brick external elevations under a tiled roof and enjoying an enviable tucked away position in the popular village of Sutton Veny. The property has been comprehensively refurbished over recent years, including the kitchen, flooring, bathrooms and redecoration. This spacious property offers excellent family accommodation. The home is accessed via a five bar gate opens into a gravel driveway leading to the parking. The gardens are level and laid mainly to lawn with planted borders. The gardens are enclosed with original brick walling and hedging.

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DESCRIPTION

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OUTSIDE

The home is accessed via a five bar gate that opens over gravel driveway and leads to the parking. The gardens are level and laid mainly to lawn and incorporate some planted borders. The gardens are enclosed with brick walling and hedging.

LOCATION

The village of Sutton Veny lies at the head of the Wylde Valley and has local amenities that include village church, public house, village hall, playing fields and an exceptional primary school. Warminster town centre lies approximately 2 miles distant and has a fantastic Private School with boarding available. The town also enjoys 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 Center Parcs, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

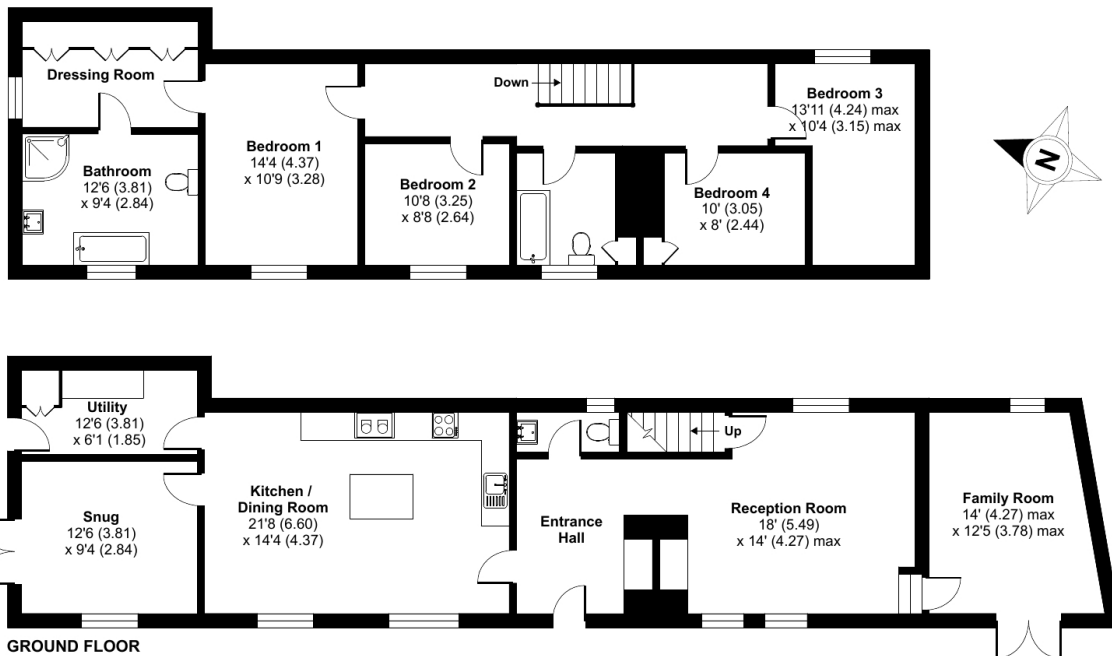




Hill Road, Sutton Veny, Warminster, BA12

Approximate Area = 2070 sq ft / 192.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1036040

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