



# Spacious family home in a popular village

**37 Chapel Road, Heytesbury, Warminster, Wiltshire, BA12 0HA**

Guide £675,000 Freehold







Entrance Lobby • Hall • Drawing Room • Sitting Room  
 • Dining Room • Kitchen • Cloakroom • Five Bedrooms  
 • Family Bathroom • Separate WC • Annexe • Bathroom  
 • Sitting Room/Study • Double Garage • Summer House/  
 Garden Store • Shed

### Description

This substantial family house sits in a private position in the heart of the sought-after village of Heytesbury. The flexible and light accommodation consists of a triple-aspect kitchen with shaker-style units and integrated appliances. A door from the kitchen opens through to a small rear lobby and back door into the garden. The hall, with parquet floor, offers access to a dining room, with a glazed door to the terrace and pretty garden beyond. Adjacent is the drawing room, also with a parquet floor, which has a fireplace with a wood-burning stove and double doors opening through to the sitting room, with sliding doors onto the terrace. Wide steps from the sitting room offer access to the ground floor annexe. This useful additional accommodation has a double bedroom, bathroom and sitting room/study. It can also be accessed directly from the driveway, without going through the main house. An internal door opens through to the double garage.

Upstairs are four double bedrooms, a family bathroom and a separate WC.

### Outside

The property is accessed, via a wrought iron gate, onto a paved driveway with parking for several cars in front of a double garage. The pretty and secluded garden is laid predominantly to lawn, with deep herbaceous borders of roses, daisies, poppies, peonies and lilac. Numerous mature trees and mixed hedging form a protective boundary. To one side are fruit trees and raised fruit, herb and vegetable beds. A summer house/garden store and a second smaller shed offer additional storage.

### Situation and Amenities

The house sits in the heart of the thriving Wylke Valley village of Heytesbury, on the north banks of the River Wylke. In this beautiful Conservation Area, the famous Wessex Ridgeway lies south of the village, offering outstanding walking and horse-riding on the chalk downland beyond.

Heytesbury has a good range of everyday facilities, including a post office/shop, primary school, church, two pubs and cricket and football clubs.





Nearby Warminster, about four miles from Heytesbury, has a further range of amenities, including shops, supermarkets, schools and a railway station with regular services to London Waterloo (journey time approximately 2 hours 10 minutes).

The beautiful Cathedral city of Salisbury, about 17 miles west, offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes. Racing is available at Salisbury Racecourse and Wincanton and golf at Warminster and Westbury. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

The A303 provides access to the south west and London via the M3.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntseys, Sherborne, Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

#### **Directions - BA12 OHA**

From Salisbury, take the A36 towards Warminster. Having by-passed the village of Codford (after approximately 14 miles) look out for signs to Heytesbury on your left. Follow this road down onto the High Street and Chapel Road can be found up on the right-hand side, beyond the church. The property is the second driveway on the left-hand side

#### **Tenure**

Freehold

#### **Local Authority**

Wiltshire Council - 0300 456 0100

#### **Outgoings**

The property is subject to Council Tax Band E

#### **Fixtures And Fittings**

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

#### **Services**

Mains water and electricity. Oil fired central heating. Private Drainage.

#### **Viewings**

Strictly by appointment with Savills









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Approximate Area 195.2 sq m / 2101 sq ft

Garage 22.1 sq m / 238 sq ft

Total 217.3 sq m / 2339 sq ft

Including Limited Use Area (1.6 sq m / 17 sq ft)

Matt Orchard

Savills Salisbury

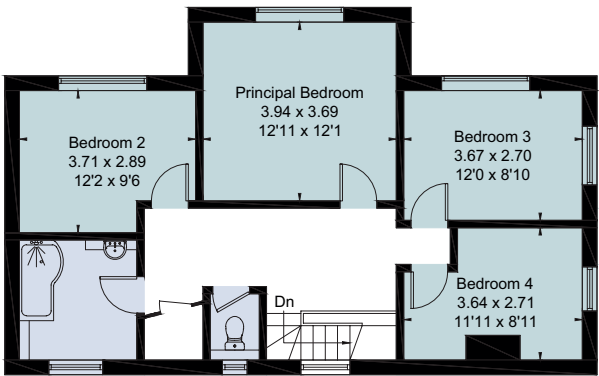
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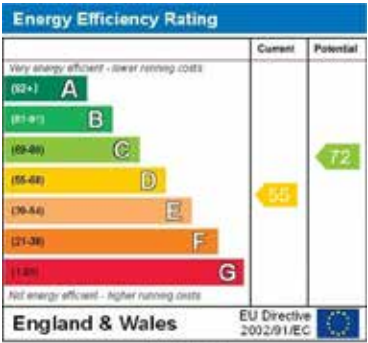


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