



WELL COTTAGE

HILL ROAD, SUTTON VENY, WARMINSTER

RV
RURAL VIEW

Warminster 3 miles, Frome 10 miles, Salisbury 20 miles, Bath 21 miles

WELL COTTAGE

Hill Road, Sutton Veny, Warminster BA12 7AT

A SUPERBLY REFURBISHED CHARMING VILLAGE HOME SET IN THE BEAUTIFUL WYLYE VALLEY WITH STYLISHLY PRESENTED VERSATILE ACCOMMODATION

Elegant Sitting Room, Open Plan Kitchen/Dining Room, Cosy Family Room, Spacious Garden Room/Office

Reception Hall, Cloakroom, Utility Room/Rear Hall

Master Bedroom with Dressing Room & Luxury Bathroom, Three Further Bedrooms, Family Bathroom

Outside: Manageably Sized Garden, Gravelled Drive



RV RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG

ruralview.co.uk

mark@ruralview.co.uk

01747 442500



SITUATION

Well Cottage is situated in the attractive and sought after village of Sutton Veny which lies in the upper reaches of the picturesque Wylve Valley. The village has a church and well regarded primary school. It is also located on the northern fringe of The Cranborne Chase Area National Landscape and is flanked by the chalk downland of the West Wiltshire Downs and the southwestern edge of Salisbury Plain. The local town of Warminster is close by with a variety of shops and supermarkets including Waitrose, Morrisons and Lidl as well as a station and sports centre. The neighbouring villages of Heytesbury, Longbridge Deverill and Codford have between them local shops/post offices, petrol stations and pubs.

The Roman City of Bath lies about 21 miles to the northwest and the Cathedral City of Salisbury about 20 miles to the southeast, both of which offer a wide range of shops, restaurants, arts and

recreational facilities. Trains from Westbury (8.5 miles) to London (Paddington) take about 80 mins and from Tisbury (13 miles) to London (Waterloo) take about 1 hr 45 minutes. Sporting facilities in the area include racing at Salisbury & Wincanton and golf at Rushmore, South Wilts and West Wilts. It is also a renowned area for field sports including chalk stream fishing on the Rivers Wylve and Nadder. Along the Wylve Valley's 'back road' are a string of pretty rural villages, some with traditional country inns.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntseys, Port Regis, Bryanston, Kings Bruton, Sherborne, Bruton, Millfield, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

PROPERTY

Well Cottage is a detached home thought to have been built in the mid-1800's with mellow brick external elevations to the front under a tiled roof whilst the rear outside wall is of local stone. Over the years the property has been substantially altered, improved and extended and in more recent times, stylishly refurbished whilst retaining its intrinsic period character. This has resulted in the creation of a charming comfortable village residence ideal for use as a primary home or country retreat.

The beautifully presented accommodation allows for versatility as to how it can be enjoyed. On the ground floor this includes a welcoming reception hall with an inglenook fireplace, an elegant sitting room with an inglenook fireplace and wood burner with a good-sized garden room beyond which could be used as an office, studio or snug. The hub-of-the-house farmhouse style kitchen/dining room has been attractively fitted with wooden

topped cupboards and drawers, an oil-fired AGA and a range of built in appliances. There is also a cosy family room, cloakroom and utility/boot room on this level.

Upstairs is an excellent master bedroom suite with a separate dressing room and an en-suite bathroom with a double ended bath and a walk-in shower. There are three further bedrooms and well-appointed family bathroom.

OUTSIDE

The front of the property is well screened by mature hedging with wooden gates leading to a gravelled drive that opens out to the manageably sized southeast facing garden to the front and side of the house and which is mainly laid to lawn with prettily stocked flower and shrub borders, a raised vegetable bed, and paved seating areas.

DIRECTIONS (BA12 7AT)

From Tisbury, proceed to the A350 heading North towards Warminster passing under the A350 to Longbridge Deverill. At the service station turn right into Sands Street signed to Sutton Veny. On arriving in the village follow Deverill Road to the T-Junction, turn right signed to Heytesbury. Continue along the High Street and shortly before the primary school turn right into Hill Road, the property will be on the right.

TENURE

The tenure of the property is Freehold.

SERVICES

Mains water and electricity, private drainage, oil fired heating and hot water

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council tax band F.

EPC

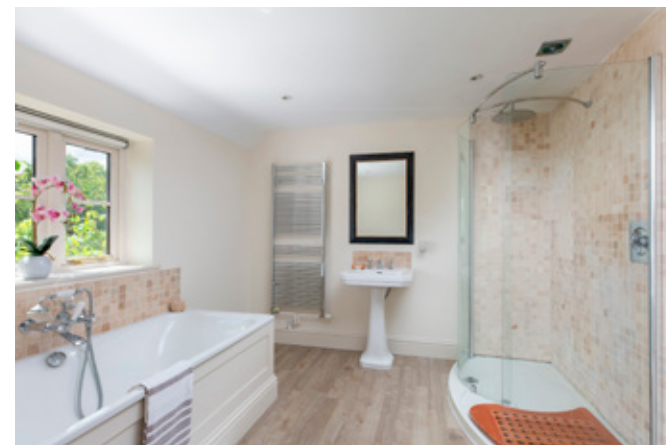
Current rating D

BROADBAND SPEEDS (OFCOM)

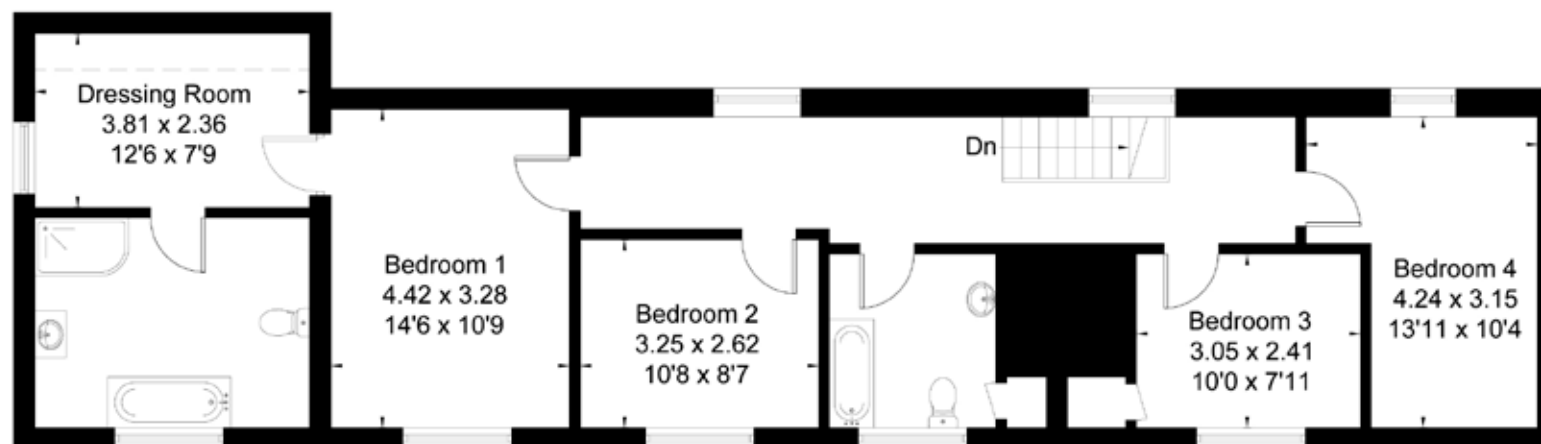
Standard 18 Mbps, Superfast 47 Mbps (Ofcom)

FIXTURES AND FITTINGS

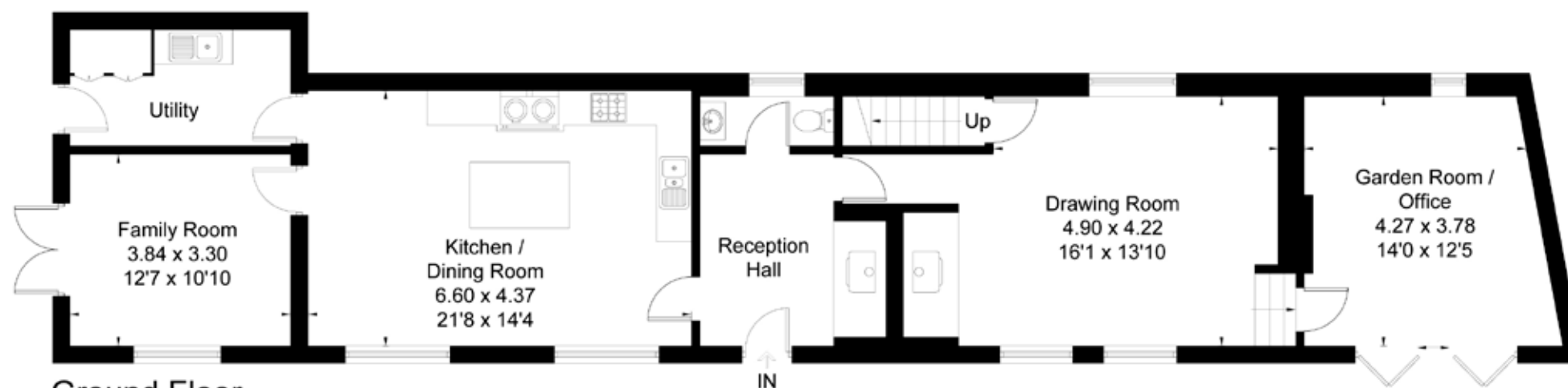
Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.



Approximate Floor Area = 204 sq m / 2195 sq ft



First Floor



Ground Floor

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



RV RURAL VIEW

RURALVIEW.CO.UK