



**RV** RURAL VIEW

15 The Walled Garden  
Heytesbury - Wiltshire

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Heytesbury Park  
Heytesbury  
Warminster BA12 0HG

A superbly presented family home with a wonderful garden situated in a unique setting within the former walled garden of Heytesbury House in the beautiful Wylde Valley

- Prestigious Private Courtyard Location
- Bespoke Kitchen/Dining Room & Family Room
- Elegant Sitting Room & Cosy Study/Snug
- Four Bedrooms & Three Bath/Shower Rooms
- Reception Hall, Utility Room & Cloakroom
- Lovely Gardens, Garaging & Parking
- Nearby Access to Country Walks

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
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**Situation** Heytesbury Park is an exclusive rural community created from the careful renovation and conversion of a historic Grade II\* Listed Georgian country mansion, its associated outbuildings and the building of complimentary newer homes. Heytesbury House is thought to have been built in 1782, possibly to a design by James Wyatt, on the site of an earlier property once owned by Lord Hungerford until his arrest by Henry VIII in 1540. It is also reputed to have associations with Elizabeth Woodville, 'The White Queen'. In more recent times it was the home for many years of the famous war poet Siegfried Sassoon. After falling into disrepair, the estate was broken up and redeveloped with a great deal of care taken to retain and enhance the fine architectural features of the original buildings and in the design of the modern properties whilst at the same time providing comfortable living for the discerning country lover.

The pretty riverside village of Heytesbury is situated in the Wylde Valley, part of an Area of Outstanding Natural Beauty and is famous for its fly fishing and delightful scenery. Heytesbury has a post office/shop, primary school and two inns including the well-respected dining pub; The Angel. The nearby market town of Warminster has supermarkets, shops, health and leisure facilities and a railway station with services to London, Bristol and Southampton.

Heytesbury Park is in a lovely setting just off the A36 giving convenient access to the medieval cathedral city of Salisbury and Roman city of Bath with the A303 close by for London, the West Country and motorway network. There are regional airports at Bournemouth and Bristol. This is an excellent base for several highly respected schools in both the state and private sectors and is surrounded by lovely undulating countryside ideal for a variety of rural pursuits including walking, riding and cycling as well as sailing at Shearwater. Racing is at Salisbury, Bath and Wincanton with golf at Tollard Royal, Warminster and Salisbury. There are several famous visitor attractions in the area such as the National Trust gardens at Stourhead, Longleat stately home and safari park, Wilton House and the World Heritage site of Stonehenge.



**Property 15** The Walled Garden is one of just four homes in a private courtyard setting which were built just prior to the millennium within the former old mellow red brick walled garden that once formed part of Heytesbury House and its associated parkland. The property is an L-shaped, link detached modern home with brick external elevations under a tiled roof. Since its construction it has been altered and improved to create a stylish and beautifully presented family home fitted with high quality fittings ideal for contemporary living but within a lovely semi-rural environment.

The accommodation offers versatility as to how it can be enjoyed and includes an elegant double aspect drawing room with a fireplace, a spacious light and airy, kitchen/dining room with an Aga and adjoining family room, both of which access the terrace and garden. There is also a study/snug as well as a reception hall, utility room and cloakroom. Upstairs is a master bedroom with a well-appointed en-suite bathroom, a guest bedroom with an en-suite bathroom, two further bedrooms and a family shower room. The bedrooms have pleasant views over the garden and the parkland and countryside beyond.

**Outside** A particular feature of the property is the absolutely delightful, generously sized garden laid out to the Southeast and Southwest side of the house. It has been attractively landscaped with areas of well-kept lawn, prettily stocked flower, shrub and rose borders, an ornamental pond with a water feature, a variety of fruit trees including apple, pear, plum & quince and various ornamental trees, gravelled paths, raised vegetable bed, pergola and a wide decked terrace under a superbly trained wisteria ideal for al fresco dining. The longest length of garden is bordered by an ancient brick wall which may have been part of the original Tudor mansion. There is also a mower/garden store that gives access to the front garden and brick paved drive providing parking for three cars and leads to the double garage with twin doors and ample overhead storage.





**Directions** Travelling on the A303, exit at the junction with the A36 following signs to Warminster and proceed Northwest along the Wylde Valley bypassing Codford. After the turning to Chitterne the road sweeps downhill, at the bottom turn right into the lane just before the Heytesbury village turning. Turn right again between a pair of modern lodge houses into Heytesbury Park, take the left fork in the drive & then left through a gap in the brick wall. Follow the gravelled drive to a courtyard and the property is the first on the left.

**Services** Mains water, mains & solar powered electricity, private communal drainage, calor gas fired heating and hot water.

**Local Authority** Wiltshire Council (West) 300 456 0100 - Council Tax Band G

### **EPC Energy Efficiency Rating**

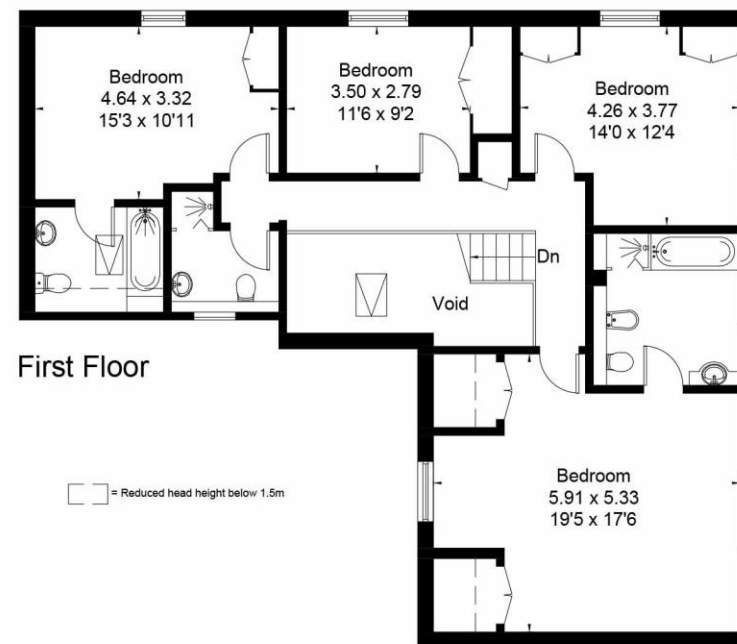
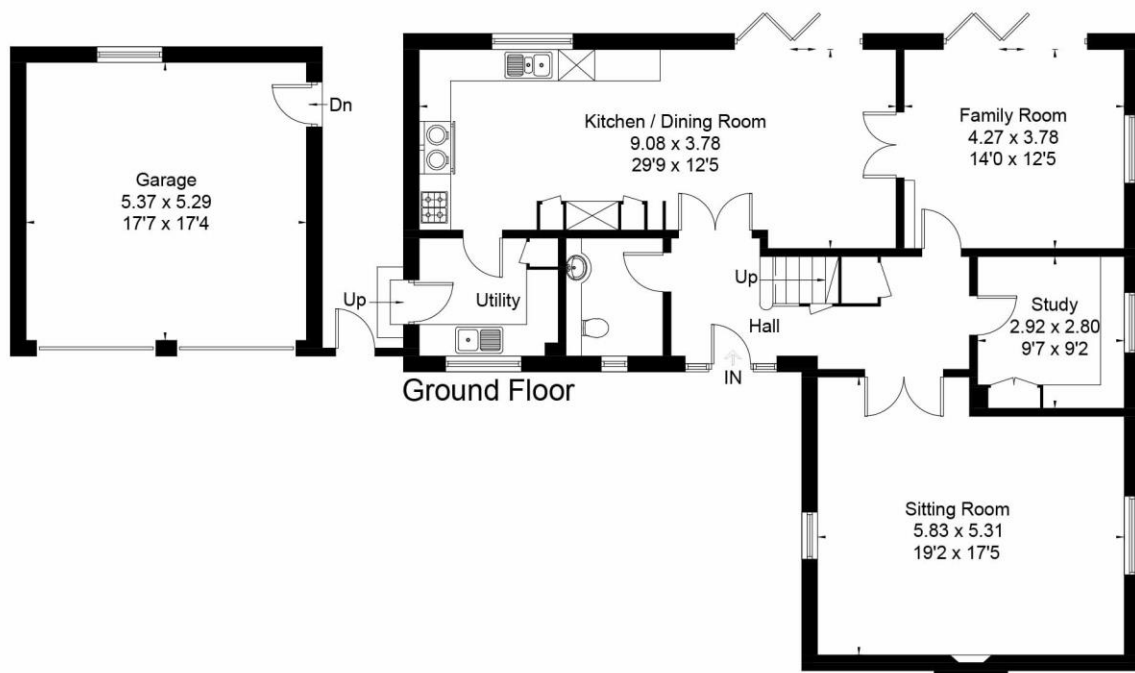
Current: 53 - Please refer to the agents for the complete EPC

**Tenure:** Freehold



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Approximate Area = 214.1 sq m / 2304 sq ft  
Garage = 28.4 sq m / 306 sq ft  
Total = 242.5 sq m / 2610 sq ft (Excluding Void)  
Including Limited Use Area (4.4 sq m / 47 sq ft)





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