



**RV** RURAL VIEW

The Walled Garden  
Heytesbury - Wiltshire



18 The Walled Garden  
Heytesbury Park  
Heytesbury  
Warminster BA12 0HG

A superbly presented family home with high quality fittings situated in an exclusive setting within the former walled garden of Heytesbury House in the beautiful Wyllye Valley

- Nearby Access to Country Walks
- Open Plan Kitchen/Dining/Garden Room
- Sitting Room, Family Room & Study/Snug
- Four Bedrooms & Three Bath/Shower Rooms
- Reception Hall, Utility Room & Cloakroom
- Delightful Garden, Parking & Store
- Double Garage with Potential for Loft Room

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
01747 442500  
admin@ruralview.co.uk

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**Situation** Heytesbury Park is an exclusive rural community created from the careful renovation and conversion of an 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. Much care has been taken to retain and enhance the fine architectural features of the original buildings and in the design of the modern properties whilst providing comfortable living for the discerning country lover.

The pretty riverside village of Heytesbury is situated in the Wyllye 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 excellent 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 but not isolated 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 and the World Heritage site of Stonehenge.





**Property 18** 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 superbly presented family home fitted with high quality fittings ideal for comfortable living within a lovely semi-rural environment.

The light and airy accommodation offers versatility as to how it can be enjoyed and includes a large hub-of-the-house living space that comprises a fabulous Colliers of Westbury fitted kitchen that flows through to a dining area which in turn opens out to an air conditioned garden room that overlooks the garden and has electric blinds. There is also a good-sized double aspect drawing room, a family room and a study/office on the ground floor as well as a reception hall, utility room and cloakroom.

Upstairs the master bedroom has a well-appointed en-suite shower room, a guest bedroom with an en-suite shower room, two further bedrooms and a family bathroom. All the bedrooms have pleasant views over the garden and the parkland and countryside beyond.

**Outside** The good-sized garden is attractively landscaped with the principal part facing southeast. From the garden room a large hardwood timber deck leads down to the well-kept lawn, prettily stocked flower, shrub and rose borders, a variety of ornamental and fruit trees, gravelled paths, a paved terrace, water and electric points. One side of the garden is bordered by a high ancient brick wall whilst the others have mature hedging. A mower/garden store gives access to the front garden and a brick paved drive providing parking for three cars and leading to the double garage with automatic twin doors and generous overhead storage which might have scope to be converted into additional living space (stc).







**Directions** Travelling on the A303, exit at the junction with the A36 following signs to Warminster and proceed Northwest along the Wylve 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 old brick wall. Follow the gravelled drive to a courtyard and the property is the first one on the right.

**Services** Mains water & 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: 54 (E) - Please refer to the agents for the complete EPC.

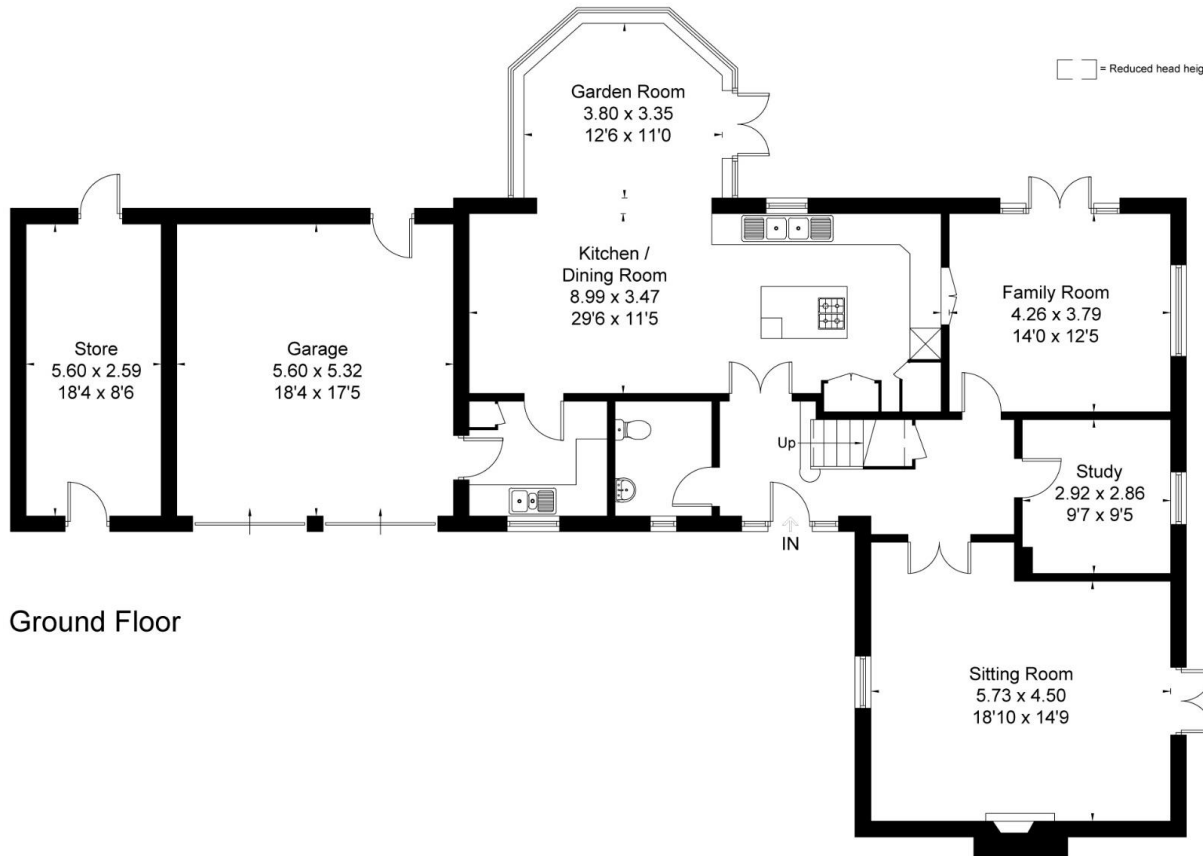


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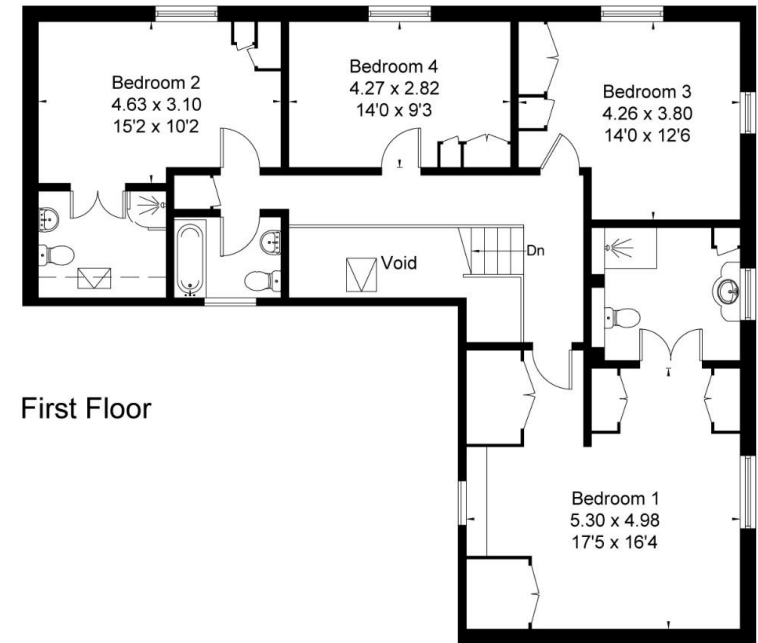
Approximate Area = 256.7 sq m / 2763 sq ft  
(Including Garage / Excluding Void and Store)  
Including Limited Use Area (4.6 sq m / 49 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor





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