

LANGLEYS

Brixton Deverill, Wiltshire





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Brixton Deverill, Warminster, Wiltshire,
BA12 7EJ

Warminster 4 miles, Gillingham 10 miles (London Waterloo 2 hours),
Shaftesbury 13 miles, A303 about 4 miles, Mere 5.5 miles

A spacious family house with
a superb outlook, set within
charming riverside gardens
bordering the Upper Wylfe

Hall | Drawing Room | Dining Room | Sitting Room | Library/Study
Kitchen/Breakfast Room | Conservatory | Utility Room | 2 WC's

5 Bedrooms & 5 Bath/Shower rooms (1 suite on the ground floor)

Charming beautifully landscaped gardens and grounds

Studio/Home Office | Barn/outbuilding | Double Garage
Summer House | Range of garden stores/sheds | Greenhouse

Copse, Lake and 300 yards of the Upper Wylfe

In all approximately 4.1 acres

EPC: D



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SITUATION

The Deverill Valley comprises five villages on the Wiltshire Downs set within the beautiful countryside of the Cranborne Chase Area of Outstanding Natural Beauty. Brixton Deverill is an attractive village with a mixture of period stone houses and cottages. It lies approximately equidistant from Warminster in the north (offering a variety of supermarkets including Waitrose) to the A303 in the south.

In addition Mere, a thriving small town is about 5.5 miles to the south and has a good range of local shops and facilities. Whilst Gillingham, further to the south has a selection of trading estates and supermarkets and station (to London Waterloo/Exeter). Westbury has a mainline station to London Paddington (approximately 1:20mins). More sophisticated facilities can be found in Salisbury and Bath.

There is a fantastic range of schools in the area, both private and state. Walking and riding locally within the Deverill valley is some of the best in Wiltshire. Racing at Wincanton, Salisbury or Bath. Golf at Sherborne or Rushmore. Theatres in Salisbury and Bath. The area is also renowned for its excellent variety of field sports including fishing on local chalk streams.

DESCRIPTION

Langleys is a delightful period family house which is believed to date from the 17th Century with a substantial extension in 2001. It is set within enchanting riverside gardens beside the upper reaches over the River Wylfe and also has a natural river fed lake. The current owners added an attractive brick & stone wing to the south in 2001, creating a pretty façade as you arrive giving a new hallway, drawing room, breakfast room linked with the kitchen and larger utility room. The reception rooms are of a generous size with charming inglenook and jetmaster fires, many being double aspect with lovely views. The kitchen is in heart of the house with bespoke wooden cabinetry, an oil-fired Aga, separate double ovens, hob and integrated dishwasher. At the northern end of the ground floor is a useful 5th bedroom and bathroom which could easily be used for guests, nanny or as an annex. The house benefits from two staircases one within the old part of the house and the other in recent wing. On the first floor there are 4 bedrooms and 4 bathrooms (3 of which are en-suite). All the bedrooms are dual or triple aspect.

OUTSIDE

The house is approached from the lane, via a five-bar gate, onto a sweeping gravel drive with central lawned turning circle and cherry tree. To the south is an attractive period barn, currently arranged as a garage and a workshop. Solar panels are fitted to the southern roof providing a feed-in tariff of approximately £1,200 per annum.

The gardens and grounds are a particular feature of the property and have been cleverly thought out and designed by the owner who is a garden designer. From the south-facing terrace, a pathway leads to the charming stonebuilt studio / home office with French windows opening into the garden. Lawns stretch away to the east with wide extensively planted herbaceous borders, a lake and ornamental bridge. A summer house is positioned overlooking the water with superb views of the undulating countryside beyond.

To the north is a hard tennis court and collection of garden stores. The upper reaches of the River Wylfe gently meanders along the eastern boundary providing a diverse array for flora and fauna. This provides about 300 yards of interesting single bank fishing with mown walks, an arboretum and an abundance of specimen trees.





DIRECTIONS (BA12 7EJ)

From Salisbury, take the A36 towards Warminster. At the roundabout just past Heytesbury, take the second exit (staying on the A36). At the next roundabout (Crockerton), take the first exit onto the A350. At Longbridge Deverill look out for a right-hand turning onto the B3095 towards Brixton Deverill. Once in the village, Langleys will be found on your left-hand side.

GENERAL REMARKS & STIPULATIONS

TENURE

Freehold

SERVICES

Mains water and electricity. Private Drainage. Oil fired central heating, with under-floor heating in the new wing. BT broadband upload 18 download 32.6.

LOCAL AUTHORITY

Wiltshire Council – 0300 456 0100

OUTGOINGS

The property is subject to Council Tax Band G.

FIXURES AND FITTINGS

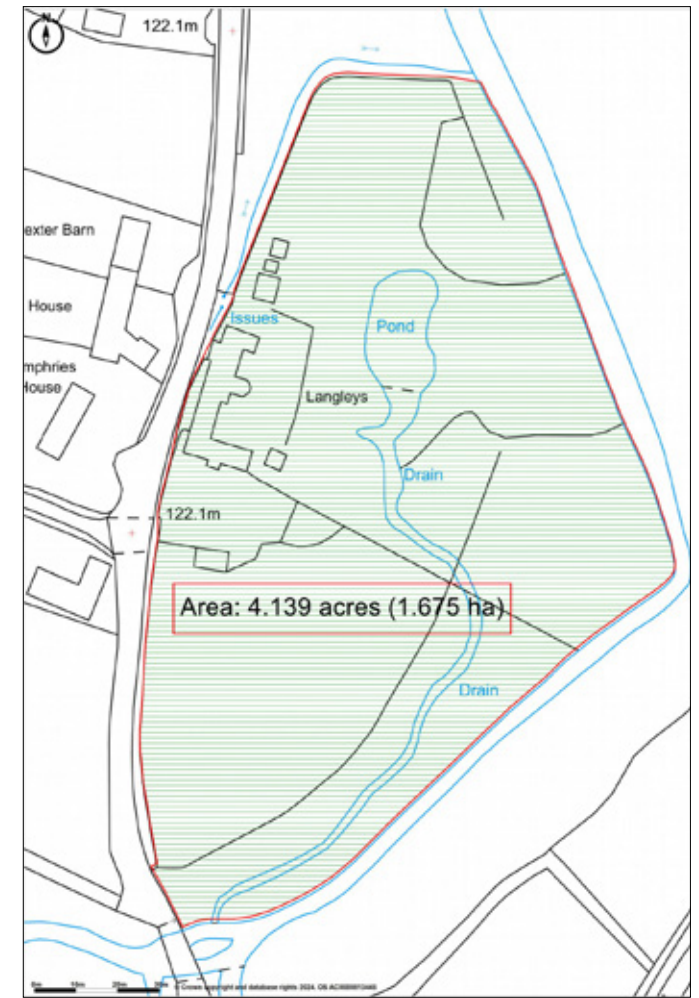
Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

VIEWINGS

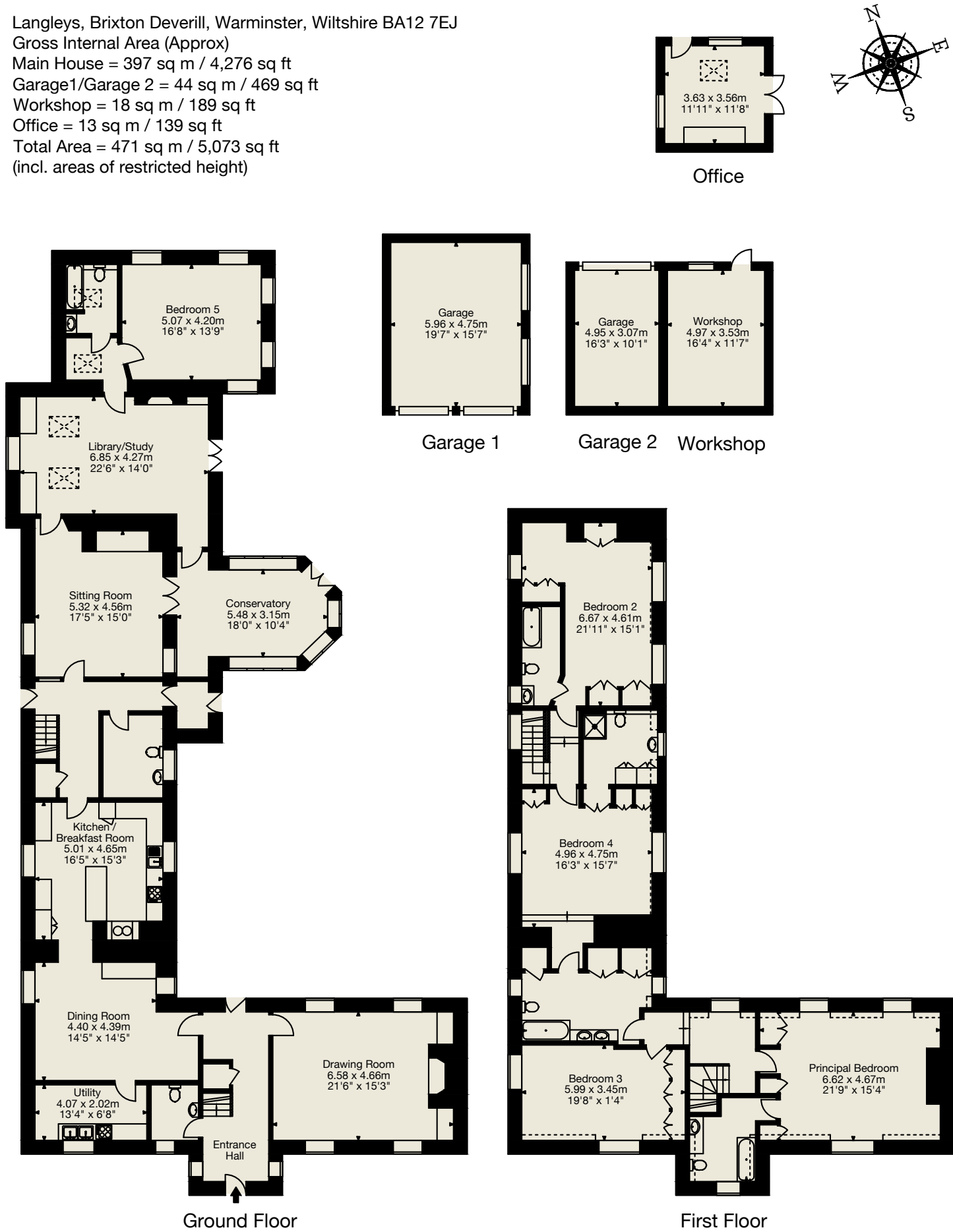
Viewing by appointment with agents Rural View.

AGENTS NOTE

Please note the majority of the photographs were taken in 2018.



Langleys, Brixton Deverill, Warminster, Wiltshire BA12 7EJ
Gross Internal Area (Approx)
Main House = 397 sq m / 4,276 sq ft
Garage1/Garage 2 = 44 sq m / 469 sq ft
Workshop = 18 sq m / 189 sq ft
Office = 13 sq m / 139 sq ft
Total Area = 471 sq m / 5,073 sq ft
(incl. areas of restricted height)



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