



# The Long House

64 Duck Street, Sutton Veny, Warminster, Wiltshire



BNP PARIBAS GROUP 

## An exceptional period home with a beautifully landscaped garden, set within a highly regarded setting

A substantial detached period house of early 19th-century origin, offering beautifully presented accommodation arranged over two floors. Originally formed from three cottages, the property combines character features—including flagstone floors and exposed timber beams—with well-considered modern finishes, all set within a private plot.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**GARAGE AND STUDIO**



**0.25 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**3039 SQ FT**



**GUIDE PRICE  
£1,450,000**



### The property

Dating back to the 1800's, The Long House is a substantial, unlisted residence, extending to over 2,600 sq ft, with stylishly presented, well-proportioned accommodation arranged over two floors. Defined by its white-painted stone elevations and traditional clay tile roof, the property retains numerous period features and offers a balanced combination of character and modern conveniences, well suited to both family life and entertaining.

Our clients have improved and taken great care of the property during their time in occupation and the result is a charming, welcoming home with an enviable garden.

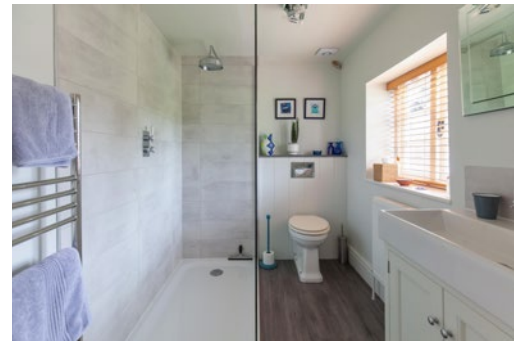
A spacious entrance hall, laid with flagstone flooring and centred around an inglenook fireplace, sets the tone for the accommodation. The principal reception rooms include a well-proportioned sitting room with a fireplace and double French doors opening to the garden, together with a separate dining room featuring a large fireplace.

To the rear, the house opens into an impressive kitchen and family space, designed with modern living in mind. The bespoke Plain English kitchen is fitted with shaker-style cabinetry, a central island with wine storage and integrated appliances. This area flows naturally into a dining space and adjoining sitting area, the latter benefiting from a wood-burning stove. From here, bi-fold doors open onto the rear garden. A utility room and cloakroom complete the ground floor.

Upstairs, the first floor provides six bedrooms arranged around a central landing. The principal bedroom is particularly generous, with vaulted ceilings and a contemporary en suite shower room. A further bedroom also benefits from an en suite, while the remaining bedrooms, many with exposed timbers, are served by a modern family bathroom.







## Outside

Duck Street is a quiet no-through road flanked by period properties. The house is approached via a gravel driveway, secured by a five-bar timber gate, providing ample parking and access to a detached stone-built garage, which incorporates workshop space and a useful room above suitable for a studio, gym or home office. To one side of this is a 7.2 kw EV charger.

The gardens and grounds extend to approximately 0.25 of an acre and create a private and peaceful setting. To the rear, a sheltered, spacious paved terrace offers an ideal space for outdoor dining and entertaining, this is bordered by well-stocked planting and raised beds.

The majority of the garden is laid to level lawn, framed by mature trees and established shrubs, providing privacy and seasonal interest. A Crane timber summer house (with 12V/240V electricity via a solar panel) and a garden shed add further amenity space.

## Location

The property is located in the attractive village of

Sutton Veny, set within the rolling countryside of the Wylve Valley. The village has a strong community atmosphere and benefits from a Church of England primary school, parish church and village hall, together with regular bus services and a mobile library Heytesbury lies nearby with its shop and two pubs.

The nearby market town of Warminster offers a wide range of everyday amenities with supermarkets (including a Waitrose), independent shops, restaurants and leisure facilities, as well as schooling and healthcare services. In Bishopstrow one can find the Bishopstrow Hotel and Spa, with leisure facilities.

There is a variety of well thought of public houses in the vicinity and the village of Codford hosts a Drs surgery, tea room, theatre, vets and garage with stores

Communication links are excellent, with a mainline railway station at Warminster providing services to London Waterloo, Salisbury and Bristol, while the nearby A36 and A303 provide convenient road access to Bath, Salisbury and the wider motorway network. Airports can be found at Bristol, Southampton and Bournemouth.



## Distances

- Warminster 4.2 miles
- Westbury 7.5 miles
- Mere 9.8
- Frome 10.4
- Shaftesbury 15.1 mile
- Salisbury 19.9 miles
- Bath 21.3 miles

## Nearby Stations

- Warminster
- Westbury
- Salisbury

## Key Locations

- Warminster Lake Pleasure Grounds
- Longleat House and Safari Park
- Old Wardour Castle
- Nunney Castle
- Stourhead House and Gardens

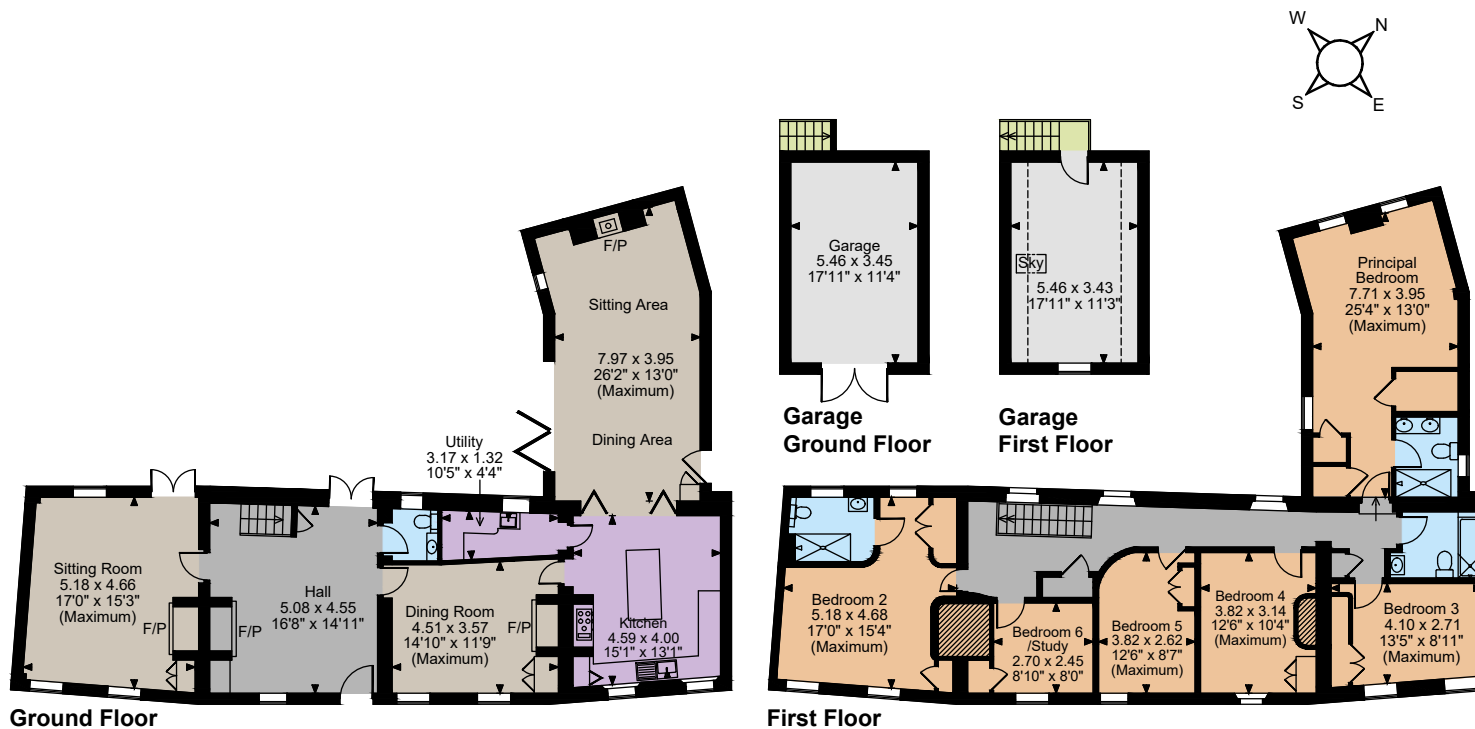
## Nearby Schools

- Sutton Veny CofE School
- St George's Catholic Primary School
- Springmead Primary School
- Warminster School
- Kingdown School
- Port Regis
- Kings Bruton
- All Hallows
- Downside
- Dauntseys









### Floorplans

Main House internal area 2,687 sq ft (250 sq m)  
 Garage internal area 352 sq ft (33 sq m)  
 Total internal area 3,039 sq ft (282 sq m)  
 For identification purposes only.

### Directions

BA12 7AL

what3words: ///landlords.spiking.loosens

### General

**Local Authority:** Wiltshire Council  
**Services:** Mains electricity and water. Oil fired central heating. Private drainage which we believe is compliant with current regulations. High speed fibre broadband to the house.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** E

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

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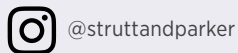
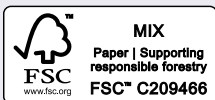
## Salisbury

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