# East Wing Penthouse, Heytesbury Park

Heytesbury, Warminster, Wiltshire

STRUTT & PARKER

BNP PARIBAS GROUP

# A spacious 3 bedroom penthouse apartment with lift access in a stunning Grade II* listed Georgian house

**An impressive, generously-proportioned home featuring beautifully-presented and well-appointed accommodation, and a sensitive combination of modern amenities with a wealth of period features. It is located in a handsome 18th century property set within its own estate grounds, within easy reach of local village.**

- 1 RECEPTION ROOM
- 3 BEDROOMS
- 2 BATHROOMS
- DOUBLE & SINGLE GARAGES
- COMMUNAL GARDENS
- LEASEHOLD
- PRIVATE COUNTRY ESTATE
- 2,464 SQ FT
- GUIDE PRICE £695,000

## The property

Constructed in 1782, remodelled and landscaped in 1784 by renowned architect John Wood the Younger and formerly the home of Siegfried Sassoon, the war poet, Heytesbury House is a handsome and impressive three-storey limestone ashlar Georgian country house. Offering almost 2,500 sq ft of light-filled, generously-proportioned accommodation, the property occupies the upper floor of the East Wing. Configured to provide an elegant and practical living and entertaining environment, it sensitively combines quality fixtures and fittings and modern amenities with a wealth of period features including sash glazing, very high ceilings, fine cornicing and picture rails. The property is accessed through a Greek Doric portico and an imposing communal reception hall with segmental ceiling arches, a glazed dome, tiled flooring and an open-well staircase with a mahogany handrail, and has lift access to the second floor. The accommodation flows from an entrance porch with useful walk-in storage and a welcoming L-shaped reception hall with bespoke fitted storage and shelving and a large sky lantern which provides plenty of additional natural light. It briefly comprises a large sitting room with a semi-circular bow wall incorporating three six-pane sash windows together with an ornate feature fireplace with electric woodburner. The dual aspect kitchen/dining room has exposed wooden flooring, a range of wall and base units, a large central island with breakfast bar, complementary work surfaces and splashbacks, double and single Belfast sinks, a cast iron range cooker, modern integrated appliances and space for a good-sized dining table.

The accommodation is completed by a dual aspect principal bedroom with fitted storage and a part-tiled en suite bathroom with bath and separate shower enclosure, together with an additional bedroom with an en suite bathroom, also with bath and separate shower, and one further double bedroom.

## Outside

The property is approached over a sweeping tarmac driveway and gravelled forecourt giving access to the property's allocated parking spaces and to a garage block incorporating its double and single garages. The well-maintained communal parkland gardens surrounding the property are laid mainly to level lawn interspersed with a wide range of mature specimen trees and bordered by mature shrub beds and hedging. They feature numerous seating areas and walking trails, the whole enjoying far-reaching views over surrounding countryside towards the neighbouring Cranborne Chase National Landscape.

## Location

Heytesbury Park sits in stunning Wylye Valley countryside adjoining the Cranborne Chase Area of Outstanding Natural Beauty. Bordering the river, Heytesbury village has a church, shop/Post Office, two pubs, a cricket club and primary school. Nearby Codford village offers further facilities including a village hall, GP surgery, primary school, garage and petrol station. More extensive amenities can be found in Warminster town centre, which offers independent shopping and a Waitrose supermarket, and in the market town of Frome which has a cinema, two theatres, independent shops and a monthly artisan market. The cathedral cities of Salisbury and Bath, broadly equidistant from the property, both offer extensive shopping, leisure and cultural amenities.

Communications links are excellent: the A303 links to the M3, M25, London and the West Country and Warminster station offers regular services to central London in around two hours.

Airports can be found at Bournemouth, Bristol and Southampton.

## Distances

- Codford 3.7 miles
- Warminster 4.6 miles
- Frome 11.3 miles
- Tisbury 14.3 miles
- Salisbury 17.8 miles
- Bath 22.5 miles

## Nearby Stations

- Salisbury
- Warminster
- Tisbury

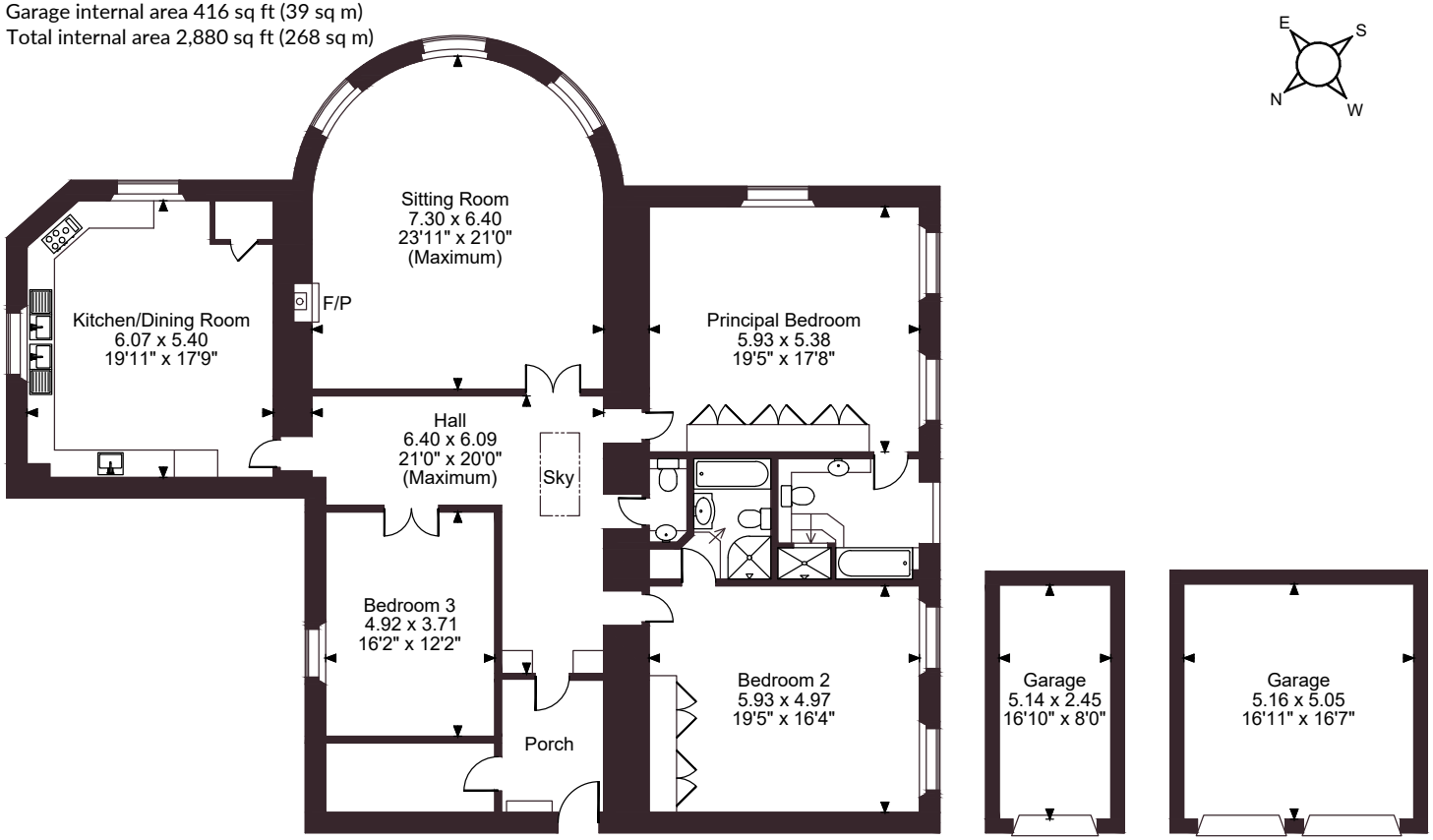
## Key Locations

- Longleat
- Stonehenge
- Salisbury Cathedral

## Nearby Schools

- Warminster
- Dauntseys
- Marlborough
- Port Regis
- St May's Calne
- Bryanston
- Godolphin
- Salisbury Cathedral School
- Chaffyn Grove

East Wing Penthouse Heytesbury Park, Heytesbury
Main House internal area 2,464 sq ft (229 sq m)
Garage internal area 416 sq ft (39 sq m)
Total internal area 2,880 sq ft (268 sq m)

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

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## Floorplans

**Main House internal area 2,464 sq ft (229 sq m)**

**Garages internal area 416 sq ft (39 sq m)**

**Total internal area 2,880 sq ft (268 sq m)**

**For identification purposes only.**

## Directions

BA12 0HG

what3words: ///ourselves.caused.staring - brings you to the property

## General

**Local Authority:** Wiltshire Council

**Services:** Mains electricity and water, LPG gas, private drainage. LPG gas-fired central heating.

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

**Council Tax:** Band G

**EPC Rating:** E

**Lease**: 999 years from 24th June 1998

**Service charges**: £507.25 per month

**Joint Agent:** Rural View, The Loft, The Avenue, Tisbury, Salisbury SP3 6JG. Telephone: 01747 442500

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