



Manymans Mead, High Street, Sutton Veny, Warminster

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Manymans Mead

32-35 High Street, Sutton Veny, Warminster, Wiltshire BA12 7AW

A charming stone, brick and timber framed Grade II listed home in a desirable Wiltshire village

Warminster Station 2.9 miles (London Waterloo 1 hour 55 mins), Westbury Station 7.7 miles (London Paddington 1 hour 18 mins) A303 7.1 miles, Salisbury 19.5 miles, Bath 20.7 miles, Bristol Airport 39.9 miles

Reception hall | Family room | Sitting room
Dining room | Study | Kitchen | Utility
Cloakroom | Principal bedroom with en suite
bathroom and dressing room | 4 Further
bedrooms | Shower room | WC | Gardens
Double garage with floor above | Store
EPC Rating: F

The property

Manymans Mead is a handsome detached family home, dating back to the mid 15th century, with stone and brick elevations and a wealth of original features, including thick timber beams, feature fireplaces and mullioned casement windows with later 20th century additions. The property was once part of the Longleat Estate and now offers over 2,600 sq. ft. of accommodation arranged over two flexible floors, along with a converted two-storey double attached garage and a mature private garden. It has been in the same ownership since 1970 which is testament to its charm and comfortable atmosphere. The reception hall with one of two stairways to the first floor opens into a generous central sitting room with plentiful rich ceiling beams and an exposed stonework fireplace with an open fire. Adjacent is a formal dining room with open beamwork, a wide Inglenook fireplace and access to a dual-aspect study. Completing the ground floor is a comfortable family room with open fireplace and in-keeping

kitchen with an additional turned staircase, a range of country-style wall and base cabinetry and ample space for informal meals. Alongside is a useful utility room with garden access and a cloakroom.

The first floor is home to five well-proportioned and unique bedrooms offering a plethora of period features, with beams, wooden floors, latched doors and fireplaces. The principal bedroom benefits from a large adjoining dressing room and an en suite bathroom. There is also a family shower room with a wide walk-in shower and a separate WC.

Outside

The property sits within a well-sized village plot approached via a gravelled side driveway leading up to the attached double garage block, with its adaptable floor above which is currently being used as storage. There are pretty front and rear lawned gardens, both carefully landscaped with an assortment of colourful, well stocked flowerbeds and mature trees and shrubs. The front garden has a attractive low stone wall with a gate and paved pathway to the main entrance, whilst the rear garden also features a pretty paved south-westerly facing terrace, a vegetable plot, summerhouse and sheds.

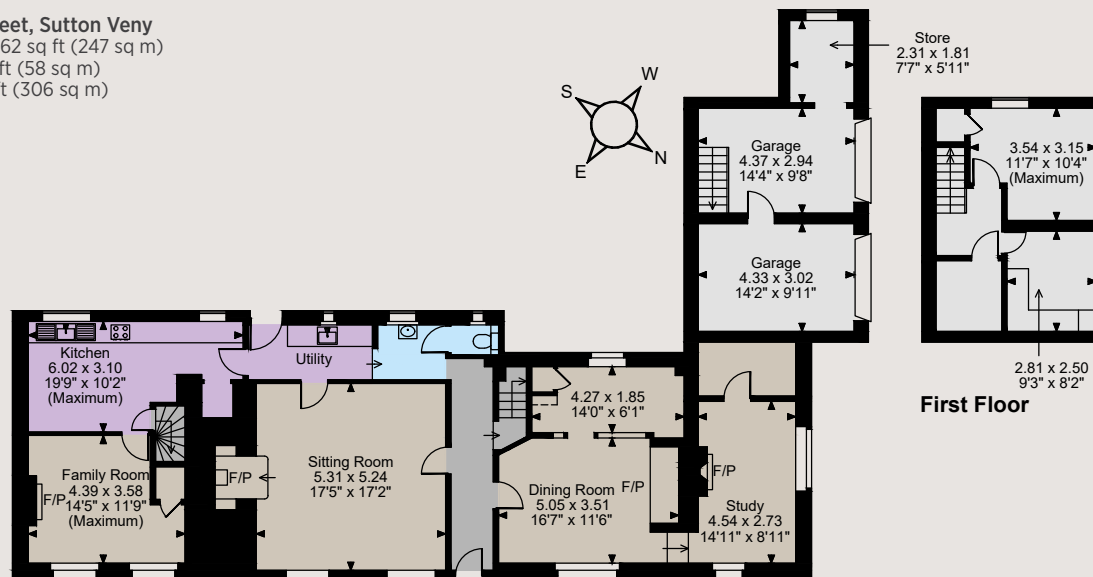
Location

The home sits within the scenic village of Sutton Veny, with its thriving community calendar, primary school, village hall and church. Nearby Warminster offers additional shopping, recreational, cultural and educational facilities, a Waitrose, sports centre and rail station providing trains to London Waterloo in under 2 hours. The nearby A303 and A36 offer good road links, whilst Frome, Salisbury and Bath are all within easy reach. The area has a good selection of independent schools including Warminster, Dauntsey's, Port Regis and Monkton Combe. Bishops Wordsworth and South Wilts Grammar Schools for boys and girls respectively can be found in Salisbury.

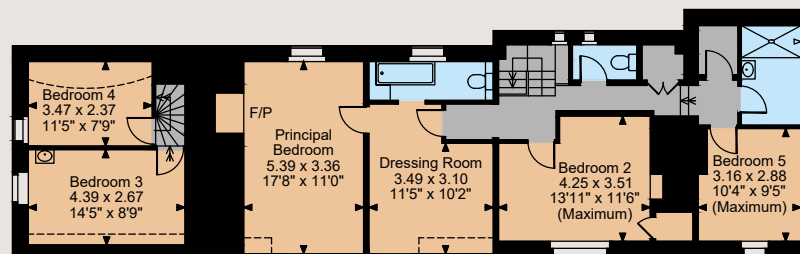




Manymans Mead, High Street, Sutton Veny
Main House internal area 2,662 sq ft (247 sq m)
Garage internal area 627 sq ft (58 sq m)
Total internal area 3,289 sq ft (306 sq m)



Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

From Warminster, follow the B3414 heading south west for 1.2 miles before taking the second exit at the roundabout onto Bishopstrow Road. Proceed for a further 1.7 miles onto the High Street, where the property is found on the right.

General

Local Authority: Wiltshire Council - 0300 456 1000

Services: Mains electricity and water. Private drainage. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Price: £935,000

Tenure: Freehold

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

NB: We understand that Planning Permission was granted in 1990 to convert the double garage into a separate domestic dwelling and erect a new double garage to the rear. These works were started in the early 90s but never completed. Purchasers will need to investigate what permissions are now needed if they wish to complete the works.

Salisbury

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