



Park Farm, Park Lane, Heytesbury, Wiltshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Park Farm, Park Lane, Heytesbury, Wiltshire BA12 0HE

A stunning Grade II listed country house set in wonderful gardens and grounds with party barn, self contained annexe, equestrian facilities and tennis court

Warminster town centre 4.2 miles, Warminster mainline station 4.5 miles (2 hrs 6 mins to London Waterloo via Salisbury), A303 6.7 miles, Salisbury city centre 17.5 miles

Drawing room | Sitting room/study | Dining hall
Breakfast area | Kitchen | Utility | Boot room
Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Dressing room
2 Bathrooms | Shower room | 2 Bedroom annexe
Significant party barn | Stable yard | Triple garage | Hard surface tennis court | 3 Barns
Stables | Triple garage | Garden - In all 8.84 acres | EPC Rating: F

The property

Park Farm is a substantial Grade II listed 17th century farmhouse that features more than 4,000 sq. ft of sensitively modernised accommodation, arranged across three light-filled floors and retaining many period features include original fireplaces and exposed wall and ceiling beams.

The ground floor has a well-proportioned sitting room with a triple aspect and a fireplace, while further reception rooms include the formal dining room and reception hall, and the dual aspect family room, both of which have impressive original fireplaces. The 30ft kitchen and breakfast area has a light, airy extension with a ceiling lantern skylight and two sets of French doors, while the kitchen itself has fitted units, a central island, integrated appliances and an Aga.

The first floor has four comfortable double bedrooms, all of which benefit from built-in storage. There is a generous principal bedroom with an en suite bathroom which leads to the dressing room, while two further bedrooms share a Jack and Jill bathroom. The first floor also has an additional shower room, with the second floor offering one more double bedroom and a bathroom.

Outside, the detached annexe has useful ancillary accommodation for guests or family members. It includes an open-plan sitting area, dining area and kitchen, two double bedrooms, a bathroom and a shower room.

Outside

The farmhouse is set in nearly nine acres of beautiful grounds, with a well-maintained garden, extensive fields and paddocks and a tennis court. The driveway leads to a parking area at the side of the house and to the outbuildings, which include a triple garage, barns and a stables block. The garden has immaculate lawns, paved terracing and pathways, established hedgerow borders and a variety of shrubs, trees and flowering perennials. There is also a vegetable garden, while the surrounding fields and paddocks provide the ideal setting for grazing livestock or exercising horses.

Location

Park Farm is set in a picturesque rural location in the heart of the Wylke Valley, and just moments from the village of Heytesbury. The village offers a range of useful amenities, including a parish church, a shop/post office, a primary school and a public house. Codford provides a further range of facilities and Warminster is within easy reach and meets most everyday needs. There are fast road links to the A303, which is approximately seven miles away and joins the M3 to London. Train services are provided at Warminster and Salisbury (London Waterloo) and also nearby Westbury (London Paddington).





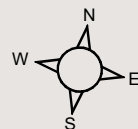








House internal area 4,273 sq ft (397 sq m)
Garage internal area 918 sq ft (85 sq m)
Stable, Barn & Hay Barn 1,845 sq ft (172 sq m)
Annexe internal area 1,084 sq ft (101 sq m)
Total internal area 8,120 sq ft (755 sq m)
For identification purposes only.



□□□ Denotes restricted head height

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Annexe First Floor

Dining Area
5.35 x 5.16
17'7" x 16'11"

Sitting Area

Kitchen
6.8

Utility

Hall
4.08 x 2.91
13'5" x 9'7"

Barn
6.76 x 5.09
22'2" x 16'8"

Barn
13.64 x 5.30
44'9" x 17'5"

The area is very popular because of the excellent selection of schools at all levels. There are popular primary schools in other local villages and Salisbury retains grammar schools for both boys and girls. Public schools in the area include Warminster, Dauntseys, St Mary's Shaftsbury, Port Regis and in Salisbury the Cathedral School, Godolphin and Chafyn Grove. Marlborough, St Mary's Calne, Bryanston, Sherborne and Bath are all accessible.

From Salisbury, take the A36 west towards Warminster, and after 16.5 miles turn left towards Heytesbury. Turn left onto Park Street and then right onto Park Lane. You will find the entrance to the farm on the right.

Services: Mains electricity and water.
Private drainage. Oil fired central heating.
We understand that the private drainage at
this property does comply with the relevant
regulations.

Tenure: Freehold

Guide Price: £2,500,000

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

41 Milford Street, Salisbury, Wiltshire SP1 2BP

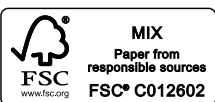
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