

Park Lane,
Heytesbury



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1,821 sq ft (169 sq m) | Freehold

2 reception rooms | 4 bedrooms | 3 bathrooms

**Detached timber outbuilding incorporating home office, games room and
double garage | Level garden | Village location**

Guide price £895,000



A contemporary and versatile home offering beautifully presented living spaces and an impressive detached outbuilding, set within generous gardens with far-reaching views over the surrounding Wiltshire countryside.

123A Park Lane is an attractive modern home combining traditional brick and stone elevations with sleek contemporary interiors. Extending to over 2,700 sq ft in total, the property has been thoughtfully designed to offer a balance of stylish family living and highly functional workspace. The current owners have carried out extensive work at the property, including adding the first floor bedrooms and shower room, and a new roof.

The heart of the home is the expansive open-plan kitchen and breakfast room, featuring high-gloss cabinetry, integrated appliances, a wine cooler and a breakfast bar. Large windows and French doors flood the space with natural light and provide direct access to the garden. The generous, dual aspect sitting room offers a comfortable retreat, centred around a characterful brick fireplace with log burner and complemented by French doors framing far-reaching rural views. The ground floor further comprises two well-appointed double bedrooms, including the principal bedroom with built-in storage and an en suite bathroom, together with a modern family bathroom finished with high-quality fittings and decorative tiling. Next to the kitchen is a further room which could be either a study or single bedroom.

On the first floor, there are two additional large, double bedrooms set within the eaves and a shower room. Both benefit from large velux windows encompassing the countryside views and are light and airy. Bedroom 3 also has a walk in wardrobe and there is also a study area next to bedroom 2.

The property is set within extensive, well-maintained lawned gardens backing onto open fields, with post-and-rail fencing preserving the uninterrupted countryside outlook. A paved terrace sits directly off the house, creating an ideal space for al fresco dining and entertaining. A gravel driveway provides ample parking and access to the garaging.

A substantial detached timber-clad outbuilding offers excellent versatility, incorporating a dedicated home office with built in cupboards, an expansive games room and the double garage. There is also an electric car charger.







Location

123A Park Lane is situated in the historic village of Heytesbury, set within the sought after Wylve Valley and surrounded by beautiful Wiltshire countryside. The village offers a strong sense of community with a local shop, primary school and public house, while nearby Warminster provides a wider range of everyday amenities including supermarkets, independent shops, cafés and leisure facilities. The area is well placed for access to Bath and the cathedral city of Salisbury, both of which offer extensive cultural, shopping and dining facilities. The area is well served by highly regarded schooling, including Warminster School, Dauntsey's in Devizes and other independent schools within reach, together with grammar schooling in Salisbury such as Bishop Wordsworth's School and South Wilts Grammar School.

Communications are excellent, with the A36 providing direct access to Salisbury, Bath and the wider South West. Mainline rail services from Warminster and Salisbury offer regular links to London Waterloo, with journey times of approximately 1 hour 20 minutes and 1 hour 30 minutes respectively.

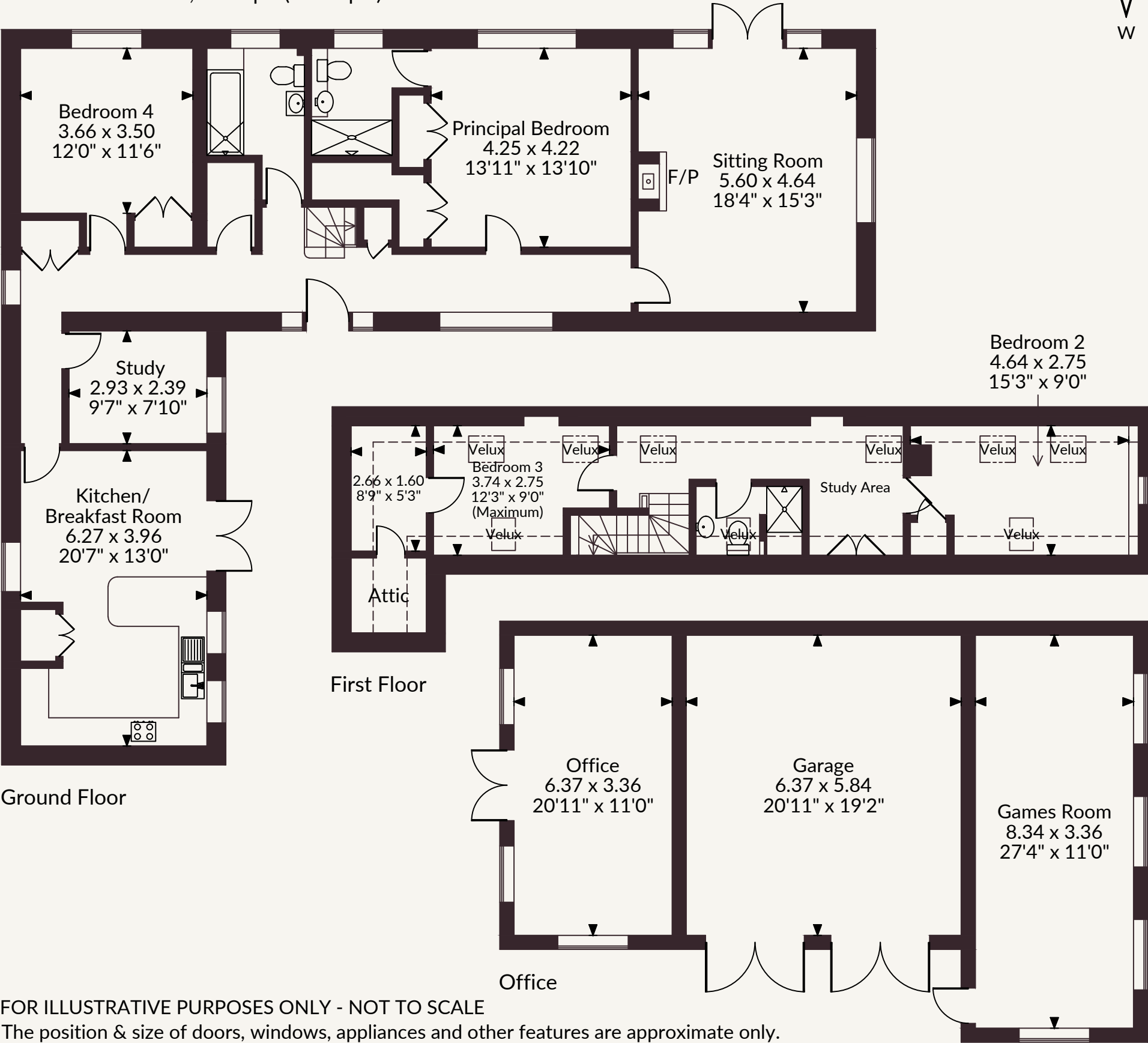
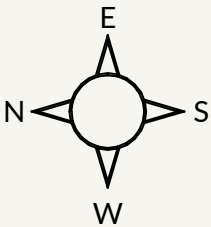
Postcode region: BA12

General

Local authority: Wiltshire Council
Services: Mains electricity and water. Oil fired central heating. Private drainage which we understand is compliant with current regulations
Council Tax: Band D
EPC rating:D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/> . The property has full fibre broadband.



Park Lane, Heytesbury
Main House internal area 1,821 sq ft (169 sq m)
Garage internal area 400 sq ft (37 sq m)
Office & Games Room internal area 532 sq ft (49 sq m)
Total internal area 2,753 sq ft (256 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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