



Vazon House, 48a Upton Lovell, Warminster, Wiltshire

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Vazon House, 48a Upton Lovell, Warminster, Wiltshire BA12 0JP

A substantial, four-bedroom detached property in an idyllic, Wylde Valley village setting

A303 5.1 miles, Warminster town centre 5.8 miles, Warminster mainline station 6.2 miles (2 hours 6 minutes to London Waterloo via Salisbury), Salisbury city centre 16.5 miles, Bath centre 2.2 miles

Reception hall | Sitting room | Study
Conservatory | Dining room | Kitchen/Breakfast room | Utility | Cloakroom | Principal bedroom with dressing room & en suite shower room
3 Further bedrooms | Family bathroom
Double garage | Garden | EPC Rating E

The property

Vazon House is a substantial detached family home, with spacious, flexible accommodation, surrounded by its own grounds. Situated in the popular village of Upton Lovell in the charming Wylde Valley, the property benefits from four bedrooms. It occupies a wrap around plot on a no through lane with easy access to the beautiful surrounding countryside.

The principal ground floor reception room is the well-proportioned sitting room, which has an impressive fireplace and a wide opening to the light and airy conservatory. The conservatory is a splendid space in which to relax, with French doors opening onto the rear garden. There is also a useful study on the ground floor and a spacious dining room.

The kitchen/breakfast room is the heart of the home, the kitchen area is fitted with stylish, modern units including a central island, and an

Aga, while the breakfast area provides space for informal meals and gives access to the rear garden and utility room.

Upstairs there are four bedrooms. The roomy principal bedroom has extensive fitted storage as well as a large dressing room with access to a copious amount of eaves storage space. There is also an en suite shower room which complements the well proportioned family bathroom

Outside

The house is set back from the village lane with access via a five-bar wooden gate onto a tarmac driveway, this provides parking spaces for several vehicles and gives access to the detached double garage for further parking and storage space. The gardens to the front, sides and rear of the house are mostly laid to lawn, with border hedgerows and fencing. There is an area of timber decking to the front of the property, while to the rear there is paved terracing, ideal for al fresco dining. The garden also has colourful border flowerbeds, a greenhouse, fruit cage and sheds.

Location

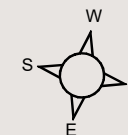
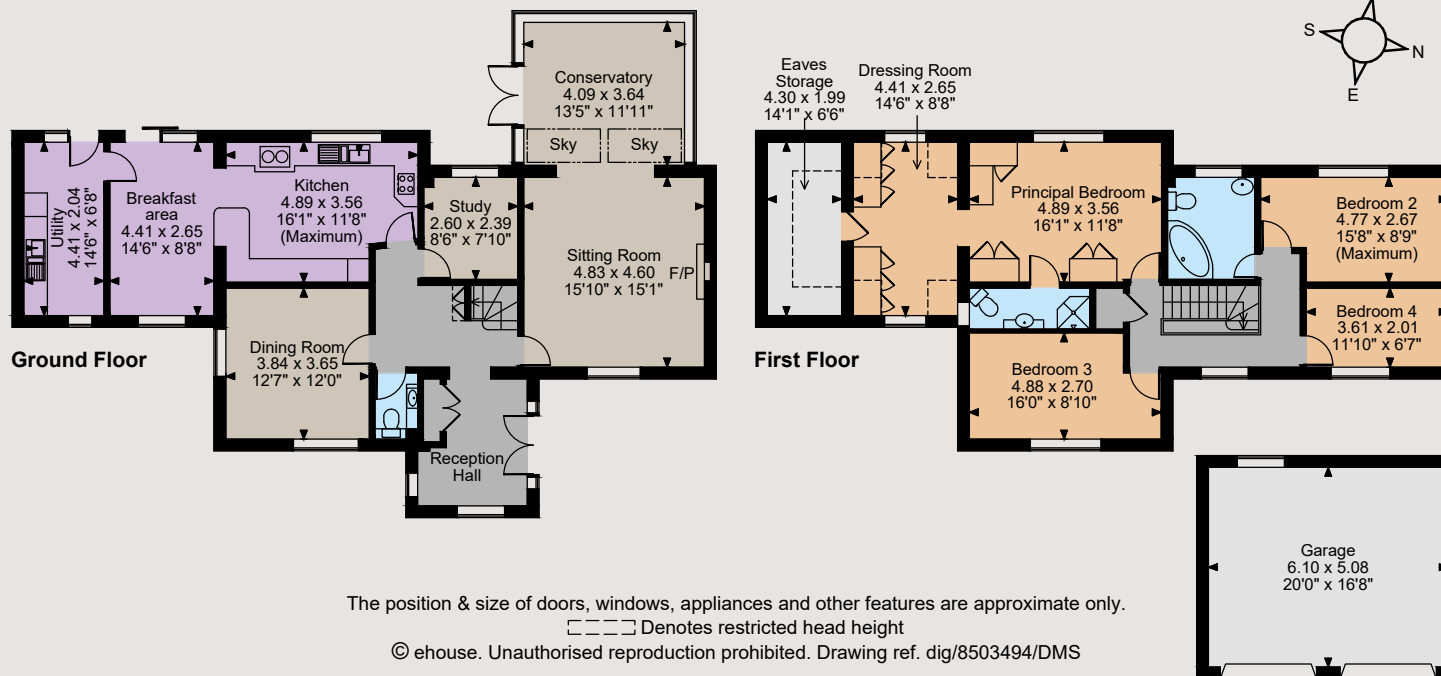
Vazon House is located in the small village of Upton Lovell in the heart of the Wylde Valley. The village has a well thought of local pub, while nearby Heytesbury offers a range of useful amenities, including a church, shop/post office, primary school and two public houses. Codford provides a further range of facilities - a doctors surgery, garage and filling station with stores, theatre, village hall, school and sports field. Warminster is within easy reach with numerous facilities, including a Waitrose and Sports Centre. Both Bath and Salisbury offer an excellent range of shopping, leisure and cultural facilities. There are fast road links to the A303, approximately five miles away and joins the M3 to London. Train services are provided at Warminster and Salisbury (London Waterloo) and also nearby Westbury (London Paddington).





Floorplans
House internal area 2,209 sq ft (205 sq m)
Garage internal area 334 sq ft (31 sq m)

For identification purposes only.



Directions

From Salisbury, take the A36 west towards Warminster, and after 16 miles turn left onto Manor Road, following the sign for Upton Lovell. Turn right onto Lovell Road and then right again onto Up Street, where the property will be on the right-hand side

General

Local Authority: Wiltshire Council - 0300 456 0100.

Services: Mains electricity and water. Private drainage and bulk LPG supply. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band G

Tenure: Freehold

Guide Price: £775,000

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

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