



HAMBLETON
ESTATE AGENTS

ASHLEIGH
ZEALS
BA12 6NH



£675,000

Ashleigh, Zeals Green Drive, Zeals, Warminster, BA12 6NH

Tucked away within a small cul-de-sac of just five houses, Ashleigh sits behind a pillared entrance shared with just one other property, enjoying a secluded position with a generous plot and a sunny aspect rear garden. This substantial property combines impressive proportions with thoughtful design, creating an ideal family home.

The ground floor offers an excellent balance of formal and informal spaces. The sitting room, stretching the full width of the house, is a wonderful family hub with double doors flowing into the dining room, perfect for entertaining on a larger scale. The kitchen is fitted with a comprehensive range of units, granite work surfaces, and integrated appliances, with plenty of room for a breakfast table. Practicality is well catered for by a utility/boot room with direct access to the double garage and rear garden. A study provides the ideal space for home working, while a light filled conservatory enjoys an outlook over the delightful garden. A cloakroom completes the ground floor.

Upstairs, there are five generously sized bedrooms, each with fitted wardrobes. The principal bedroom benefits from its own en-suite bath/shower room, while the remaining rooms share a well-appointed family bathroom.

Outside, the gardens are to the front and rear of the property and are stocked with a number of flower beds and borders. Adjacent to the rear of the house is a paved west facing terrace extending to the conservatory providing a pleasant seating area. The boundaries are a mixture of timber fencing, stone walling and established evergreen hedging. The rear garden is enclosed and easily maintained with an area of level lawn. There is an integral Double Garage with up and over doors.

Although there is scope to modernise to your personal taste and style, the owner made significant improvements, including a new high-temperature Samsung heat pump, 20 solar panel system - 9.4kw output, the new owners can sell back to the grid at 15p per KW. An entirely new heating system has been installed throughout ensuring a great improvement to the property's energy performance (EPC rating: B) and a result of lowering energy costs.

This impressive home is offered for sale with no forward chain.

LOCATION: Zeals is an attractive Wiltshire village situated just two miles from Mere and close to Stourhead House and Gardens, the renowned National Trust property. The village provides a good range of local amenities which includes a Post Office/Store, garage, primary school, church and award-winning public house. Nearby, Bruton is a fashionable and popular town in the heart of the Somerset countryside which has several well-known restaurants, pubs and bars including Osip, At The Chapel, The Roth Bar and Grill at the world-renowned Hauser & Wirth Gallery and The Newt in Somerset. Gillingham can provide for most everyday needs and has a Waitrose and a mainline railway station (London Waterloo). Local sporting and recreational facilities include golf at Sherborne, Wincanton and Tollard Royal. Racing can be found at Wincanton, Taunton, Bath and Salisbury. The A303 allows excellent links to the M3, M25 and London and the M5 to the West. The area is particularly sought after for its excellent array of schooling, both private and state, to include Port Regis, Sandroyd, Hazel Grove, Downside, Sherborne Kings Burton, Millfield School and Milton Abbey.

LOCAL AUTHORITY: Wiltshire Council

COUNCIL TAX: BAND: F

SERVICES: Mains water, electricity, drainage, air source heat pump heating and solar panels.

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

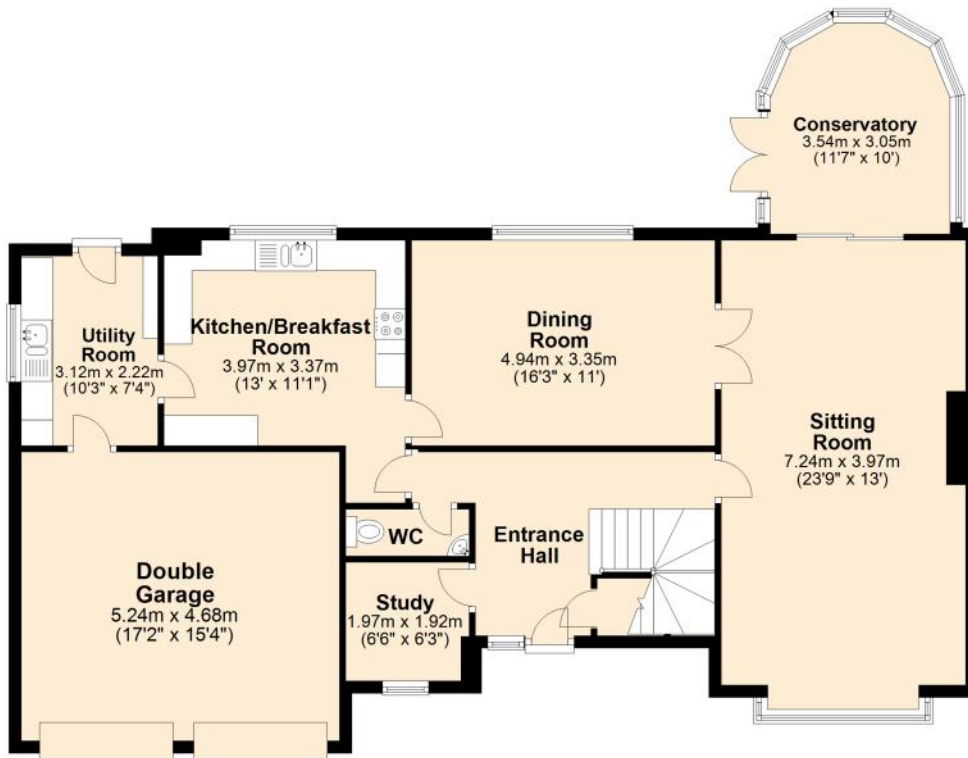
IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





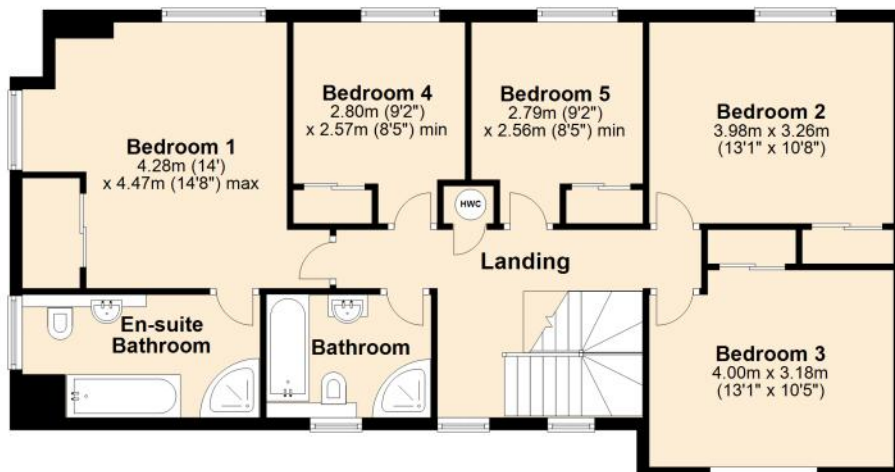
Ground Floor

Approx. 122.0 sq. metres (1313.6 sq. feet)



First Floor

Approx. 94.0 sq. metres (1011.5 sq. feet)



Total area: approx. 216.0 sq. metres (2325.1 sq. feet)



HAMBLETON

ESTATE AGENTS



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

