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EPC D

**Offers In Excess Of
£200,000 Freehold**

**49 High Street
Sutton Veny
BA12 7AW**

**COOPER
AND
TANNER**



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Offers In Excess Of £200,000 Freehold

Description

A charming two bedroom cottage with an additional attic room situated in the sought after village of Sutton Veny. The property dates back to the 1800s and retains many original features throughout.

The ground floor accommodation comprises; an entrance hall leading to the spacious sitting/dining room with dual aspect windows, an exposed brick wall and a log burner with a red brick surround. Adjacent to this is the kitchen that offers base units with a solid wood worktop, a ceramic sink and space for appliances.

The first floor provides two bedrooms, one of which is double in size and has a sizable cupboard over the stairs. There are beautifully kept wooden floorboards throughout the landing and into the bathroom which has a three piece white suite with a shower over the bath and a useful utility area. In addition there is an attic room on the second floor that could be used for a number of different uses.

Outside

The enclosed garden lies to the rear of the property, it has been laid with areas of lawn, decking and well stocked floral/shrub beds. There is also a gate providing rear access and a useful garden shed.

Location

The much sought after village of Sutton Veny is set at the head of the Wylde Valley and offers local facilities to include excellent village primary school, village pub, church, village hall and playing field. The town of Warminster is approximately three miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

Directions

From the agents office continue out of the town on the Boreham Road. At the roundabout turn right signposted Sutton Veny and proceed through the village of Bishopstrow, on entering Sutton Veny follow the road around to the left and onto the High Street. The property can be found just before the village school on the right hand side.

Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: B

Heating: Electric heating

Services: Private drainage. Mains water and electricity.

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



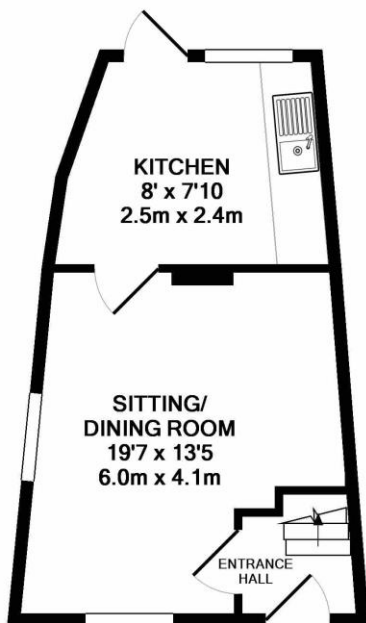
Train Links

- Warminster
- Westbury

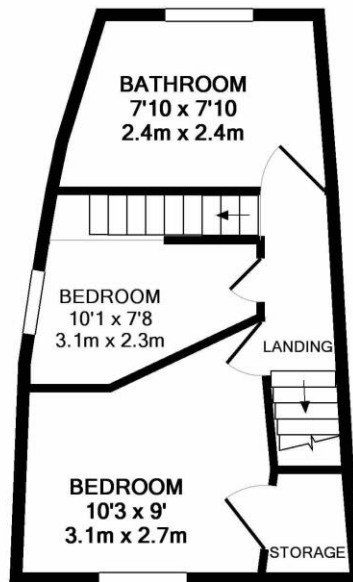


Nearest Schools

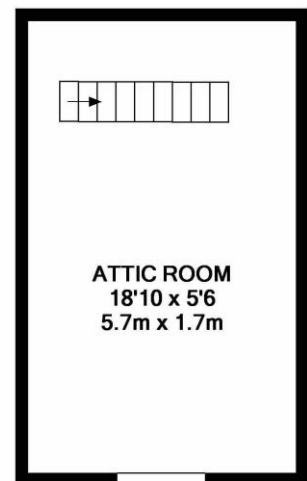
- Sutton Veny
- Warminster



GROUND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 248 SQ.FT.
(23.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 194 SQ.FT.
(18.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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**COOPER
AND
TANNER**

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