



16 THE WALLED GARDEN

Heytesbury Park



This stylish home is perfect for families and downsizers seeking a practical, modern way of living in a beautiful, historic setting within easy reach of Warminster, Salisbury and Bath. Ready to move into, this is a comfortable, flexible space ideal for those who want countryside charm without the upkeep. Set within the heart of Heytesbury Park, this home offers the best of both worlds: a modern, easy to manage house within a truly special and private setting. The house was fully refurbished in 2020 and now features clean, stylish interiors and flexible living spaces that are ready for modern life.

The ground floor rooms flow beautifully, creating a practical layout ideal for busy households or entertaining. The bright kitchen, dining and breakfast area is the heart of the home, with tri-fold doors opening straight onto the sunny southwest facing patio/ dining terrace.

The sitting room with feature gas fireplace and bifold doors, and two further reception rooms offer excellent flexibility for modern living. A well-planned utility room links to both the garden and the double garage. There is also a cloakroom on the ground floor.

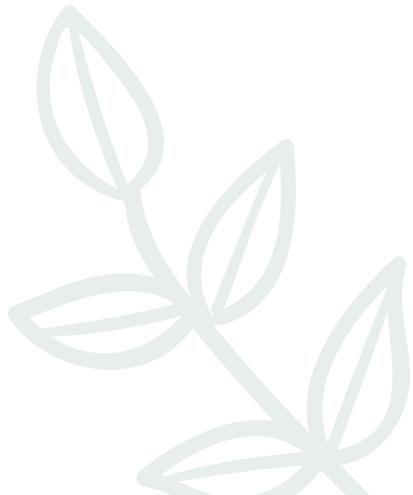




The landscaped garden is private, enclosed by an historic brick wall, with a modern patio and a retractable canopy. There is also a double garage and driveway parking for three cars. Heytesbury Park is a highly sought-after address, reached via a beautiful tree-lined avenue, offering a quiet, safe setting within easy reach of everything a family or professional couple might need. Stunning countryside walks start right from the doorstep, including the Imber Range Perimeter Path, a beautiful 30-mile route around the Salisbury Plain Training Area, ideal for walking, running, horse riding and cycling. Heytesbury village offers a pub, shop with post office, pre-school and a popular primary school, all within easy walking distance, while Warminster and Salisbury are close at hand for a wider range of shops, schools, and train services to London and beyond.



Upstairs the large dual aspect master bedroom features a spacious en-suite bathroom, while three further double bedrooms share a smart, modern shower room. Every bedroom includes ample built-in wardrobes.



16 Heytesbury Park, Heytesbury, Warminster BA12 0HG

Approximate Area = 2380 sq ft / 221.1 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 257 sq ft / 23.8 sq m

Outbuilding = 102 sq ft / 9.4 sq m

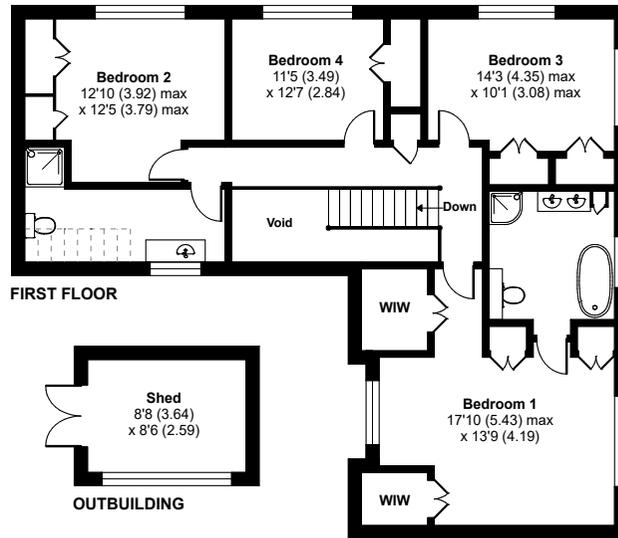
Total = 2759 sq ft / 256.3 sq m

KEY FEATURES

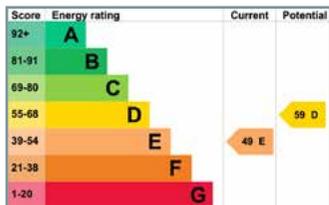
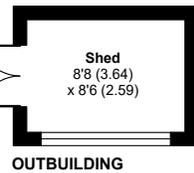


- Built in 1998 and fully refurbished to a modern standard in 2020
- Ultra high-speed fibre-optic internet
- Four spacious double bedrooms, all with ample built-in wardrobes
- Bright entrance hall with hardwood flooring and guest cloakroom
- Open-plan kitchen/dining area with tri-fold doors to patio with retractable canopy
- Bright sitting room with bifold doors to sunny garden
- Two additional reception rooms which could be used as TV rooms or home offices
- Private, sunny garden enclosed by historic red brick wall
- Double garage plus driveway parking for three cars
- Easy-flow practical ground floor layout for modern living
- Access to countryside walks including the Imber Range Perimeter Path

For identification only - Not to scale



Denotes restricted head height



16 THE WALLED GARDEN, HEYTESBURY PARK, WARMINSTER, BA12 0HG

piccolo
property sales & lettings

www.piccoloproperty.co.uk
info@piccoloproperty.co.uk
7 North Street, Wilton, SP2 0HA
01722 580059