

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- | | |
|---|--|
| Stunning individual Village Home | • Spacious Sitting Room with woodburner |
| Well appointed Kitchen/Diner | • Galleried landing with Study Area |
| Bathroom | • 3 Double Bedrooms - 1 En Suite |
| Off Road Parking | • Well Stocked Private Rear Garden |
| Under Floor Heating via Air Source Heat Pump | • Oak-framed Double Glazing |



**Leapfrogs, 54a High Street, Heytesbury, Warminster,
Wiltshire, BA12 0EB
£599,950**



This stunning Individual village home provides spacious light & airy accommodation and boasts an enviable location close to all amenities in this highly regarded Wylde Valley village. Porch, Entrance Hall, Cloakroom, Spacious 17' x 17' Sitting Room with woodburner, Well Appointed 20' Open-plan split-level Kitchen/Diner, Galleried Landing with Study Area, Bathroom & 3 Double Bedrooms - 1 En Suite, Ample Off-Road Parking and Easily Managed Well Stocked Private Rear Garden, Under Floor Heating via Air Source Heat Pump & Oak-framed Double Glazing.

Accommodation

THE PROPERTY is a stunning individual home which has attractive Wisteria-clad rendered elevations with feature stone quoins under a tiled roof and was built in 2007 by the Architect for his family's personal occupation incorporating many high-end features including the extensive use of exposed Oak including floors, doors and skirtings together with Oak-framed sealed-unit double glazed windows which allow light to flood into the property. The light and airy living accommodation has the added bonus of a Mitsubishi air source pump heating system - each room has an independent underfloor heating control ensuring the property offers a highly efficient low carbon renewable alternative to traditional high carbon systems. This is an extremely rare opportunity for someone seeking a spacious and easily run contemporary, light and airy village home hence the Agents strongly recommend an early internal inspection in order to avoid risking disappointment.

LOCATION

approached off the High Street of this popular and active village immediately opposite the 12th century St Peter's & St Paul's Collegiate Church and moments on foot from the village Post Office/Stores and the popular Heytesbury Primary School and Pre-School, whilst a focal point of many village activities is the nearby Red Lion Inn. We understand the Angel Inn will shortly re-open following refurbishment whilst the village will shortly enjoy newly installed ultra-fast full fibre broadband. Heytesbury is renowned for its links with the writer and poet Siegfried Sassoon who made Heytesbury House his home until his death in 1967. The Wylde Valley takes its name from the River Wylde which flows through the nearby watermeadows South of the village whilst the surrounding country offers many unspoilt rural walks. The nearby town of Warminster has a bustling centre with excellent shopping facilities - 3 supermarkets including a Waitrose together with a host of independent shops and eateries and a wide range of other amenities which include a theatre and library, hospital and clinics, schooling and a railway station. Rail users enjoy regular services to Salisbury and direct to London Waterloo, and to Bath with a direct line to South Wales. The City of Salisbury to the East offers comprehensive shopping and a range of cultural activities. Other centres in the area including Westbury, Trowbridge, Frome and Bath are within a comfortable driving distance as are the Salisbury Plain military bases. London is commutable via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having courtesy lighting and panelled oak front door opening into:

Entrance Hall having tiled flooring with underfloor heating, recessed lighting, cloaks hanging space, understairs cupboard and staircase to First Floor.

Cloakroom having White suite comprising low level W.C., hand basin and recessed lighting.

From the Hall a door leads into:

Walk-in Utility Room having plumbing for washing machine, pressurised Powerflow water cylinder and underfloor heating manifold terminal.

Spacious Sitting Room 17' 7" x 17' 2" (5.36m x 5.23m) a light & airy room overlooking the Rear Gardens featuring an exposed brick chimney breast with fireplace housing woodburner creating a focal point, polished Oak flooring with underfloor heating, wall light points, T.V. aerial point and media unit with bookshelving.

From the Sitting Room a wide brick archway leads into:

Dual Aspect Kitchen/Diner 20' 2" x 13' 7" (6.14m x 4.14m) comprising Dining Area 13' 7" x 9' 8" having polished Oak flooring with underfloor heating, French doors opening onto Garden Terrace, ample space for a dining table & chairs and a breakfast surface with pendant lighting whilst an opening and steps lead down into the well-appointed Kitchen Area 12' 1" x 10' 7" having Quartz worksurfaces with inset twin sinks, bespoke solid Oak units comprising ample drawer and cupboard space, matching overhead cupboards, extensive exposed brickwork and recess housing Rangemaster range with Filter Hood above, tiled flooring with underfloor heating and recessed lighting.

Spacious First Floor Galleried Landing having access hatch with folding ladder to loft and Study Area with recessed lighting.

Bedroom One 17' 7" x 14' 0" (5.36m x 4.26m) having exposed brickwork, underfloor heating, wall light points, walk-in closet and door into an En Suite shower Room.

Fully Tiled En Suite Shower Room having contemporary White suite comprising glazed corner shower enclosure with thermostatic controls and glazed splash door, circular vanity hand basin with cupboard under, low level W.C., complementary tiling, large wall mirror, towel radiator, recessed lighting, extractor fan and tiled flooring with underfloor heating.

Bedroom Two 12' 11" x 9' 10" (3.93m x 2.99m) having underfloor heating, T.V. aerial points and walk-in closet.

Bedroom Three 12' 0" x 8' 9" (3.65m x 2.66m) having underfloor heating, recessed lighting and walk-in closet.

Fully Tiled Family Bathroom having a contemporary White suite comprising freestanding bath, shower enclosure with thermostatic controls and glazed splash door, circular vanity hand basin with cupboard under, low level W.C., towel radiator, complementary tiling, recessed lighting, extractor fan and tiled flooring with underfloor heating.

OUTSIDE

Off-Road Parking Approached via a pillared entrance is a gravelled forecourt providing ample parking space.

The Private Easily Managed Rear Garden A gated path to one side leads into the Rear Garden which includes a sheltered paved terrace with courtesy lighting, a wood store, Shed and a sizeable area of lawn with a meandering path flanked by borders well stocked with seasonal plants and a water feature. There are also numerous ornamental shrubs and trees, a further paved terrace and a large Workshop with power connected, whilst an adjacent screened area has beds reserved for vegetables. The whole is nicely surrounded by fencing, walling and hedges the foliage of ensuring a high level of privacy.

Services We understand Mains Water and Electricity are connected whilst Drainage is to a Private Biodigester treatment plant. Ultra-fast full fibre broadband is currently being installed in Heytesbury.

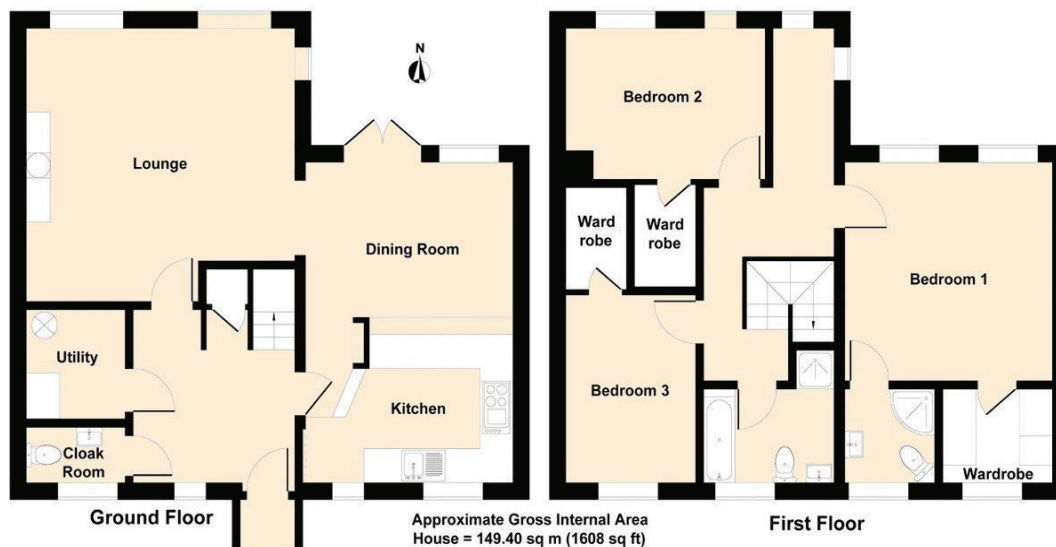
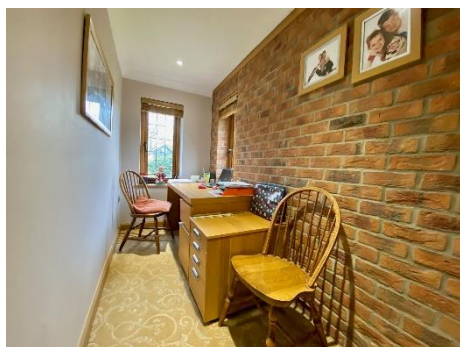
Tenure Freehold with vacant possession.

Rating Band

"E"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/1021-2890-0224-8093-0433>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Tel: Warminster 01985 846985
Website - www.davislatcham.co.uk
Email - homes@davislatcham.co.uk

PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

Energy performance certificate (EPC)

54a High Street Heytesbury WARMINSTER BA12 0EB	Energy rating C	Valid until: 27 November 2034
		Certificate number: 1021-2890-0224-8093-0433

Property type	Detached house
Total floor area	149 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60