

# DAVIS & LATCHAM ESTATE AGENTS

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- Spacious well appointed family sized house**
- In a small exclusive close of just 5 homes
  - Garden Room, Spacious Kitchen/Breakfast Room
  - Cloakroom, Sitting Room with woodburner, Study Area
  - 3 Further Bedrooms and Family Bathroom
  - Principal Bedroom with En-Suite
  - Private Rear Garden
  - Detached Double Garage & Parking
  - Oil-fired Central Heating
  - Upvc Sealed-Unit Double Glazing



**5 Greenhill Gardens, Sutton Veny, Warminster, Wiltshire, BA12 7AY**

**£775,000**



This spacious well appointed family sized house is located in a small exclusive close of just 5 homes on the fringes of the popular Wylde Valley Village of Sutton Veny. Entrance Hall, Cloakroom, Pleasant Sitting Room with woodburner, Study Area, Garden Room, Spacious Well Appointed Kitchen/Breakfast Room, First Floor Landing, Principal Bedroom with En-Suite Shower Room, 3 Further Bedrooms and Family Bathroom, Detached Double Garage & Parking, Private Rear Garden, Oil-fired Central Heating & Upvc Sealed-Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a spacious double-fronted detached house which has attractive reconstructed stone elevations with brick quoins under a tiled roof and benefits from Oil-fired central heating to radiators together with Upvc sealed-unit double glazing. Occupied by the current owner from new and now on the market for the first time in 40 years the property is complimented by a good-sized private rear Garden and a detached double Garage with driveway parking. The well-appointed living accommodation has plenty of space both inside and out and would be a great choice for a family seeking a home in a highly regarded village and as homes of this nature are scarce the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Greenhill Gardens is a small exclusive close of just 5 properties approached off the Norton Road on the fringes of Sutton Veny, a small, friendly and welcoming community surrounded by lovely open Wiltshire countryside, officially classified as an Area of Outstanding Natural Beauty which keen cyclists and rambles alike are sure to find highly appealing. The village facilities including the highly regarded Sutton Veny C of E Primary School rated Good by Ofsted and the impressive Parish Church of St John The Evangelist built in 1866 in memory of Joseph Everett, with its adjacent ANZAC Commonwealth war graves. The bustling nearby town of Warminster, just over 2 miles distant, offers excellent shopping facilities, 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries together with excellent schooling which includes Kingdown School and Warminster co-educational boarding and day Public School. Other amenities include a theatre and library, hospital and clinics, a beautiful town centre Park and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

## ACCOMMODATION

- Entrance Hall** with stairs to the First Floor, telephone point, understairs cupboard, radiator and polished flooring.
- Cloakroom** with low level W.C., vanity hand basin, radiator and polished flooring.
- Pleasant Sitting Room** 23' 3" x 13' 4" (7.08m x 4.06m) a delightful light & airy room having an attractive fireplace with stone surround housing wood burner creating a focal point, radiator and T.V. aerial point and wide opening into Study Area originally the Dining Area.
- Study Area formerly the Dining Area** 10' 7" x 9' 1" (3.22m x 2.77m) having radiator and ample space for a table and chairs.
- From the Sitting Room double doors lead into:
- Large Garden Room** 21' 5" x 9' 8" (6.52m x 2.94m) overlooking the Rear Garden and currently being used as a Dining Room, with electric underfloor heating, ceramic tiled flooring and door to the Rear Garden.

**Spacious Well Appointed Kitchen/Breakfast Room** 21' 10" x 18' 10" max (6.65m x 5.74m) having extensive worksurfaces, inset 1½ bowl sink and Shaker-style drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in pantry cupboard, island unit with wooden worksurface and power connected, point for Electric cooker, recess for fridge/freezer, ceramic tiled flooring, plumbing for washing machine, recess for tumble dryer, floor mounted Oil-fired Worcester boiler, ample space for a table & chairs, radiator and stable-type door leading out to a paved Garden terrace.

**First Floor** Landing having loft access, linen cupboard with hot water cylinder with immersion heater fitted.

**Bedroom One** 14' 10" x 13' 1" (4.52m x 3.98m) a delightful room enjoying dual aspects having radiator, built-in wardrobes and door to En-Suite shower Room.

**En-Suite Shower Room** having oversize walk-in enclosure with thermostatic shower controls and glazed splash door, low level W.C with concealed cistern, vanity hand basin with cupboard under, large mirror, polished flooring, recessed lighting and radiator.

**Bedroom Two** 13' 6" x 12' 1" (4.11m x 3.68m) enjoying dual aspects, radiator and built-in wardrobes.

**Bedroom Three** 11' 0" x 8' 9" (3.35m x 2.66m) plus door recess, built-in wardrobes and radiator.

**Bedroom Four** 9' 8" x 6' 10" (2.94m x 2.08m) with built-in cupboard and radiator.

**Family Bathroom** having White suite comprising panelled bath with shower/mixer taps, vanity hand basin and low level W.C., complementary tiling, large mirror, vinyl flooring and radiator.

**Detached Double Garage** 19' 2" x 17' 4" (5.84m x 5.28m) having twin up & over doors, power & light connected and with parking in front.

**The Gardens** enjoy a good level of privacy. To the front are areas of lawn with shrubbery whilst a path leads to the front door. Either side of the property are handgates into the side and rear Gardens. To the side is a paved terrace, ideal for alfresco dining, and screened by trelliswork is the Oil storage tank. The Rear Garden is mainly laid to a good-sized lawn with flowerbeds well-stocked with seasonal plants, well-tended trees and bushes, a further paved terrace adjacent to the Garden Room and the whole is nicely enclosed by fencing, a wall and established hedge which ensures privacy.

**Services** We understand Mains Water and Electricity are connected to the property. Drainage is Private.

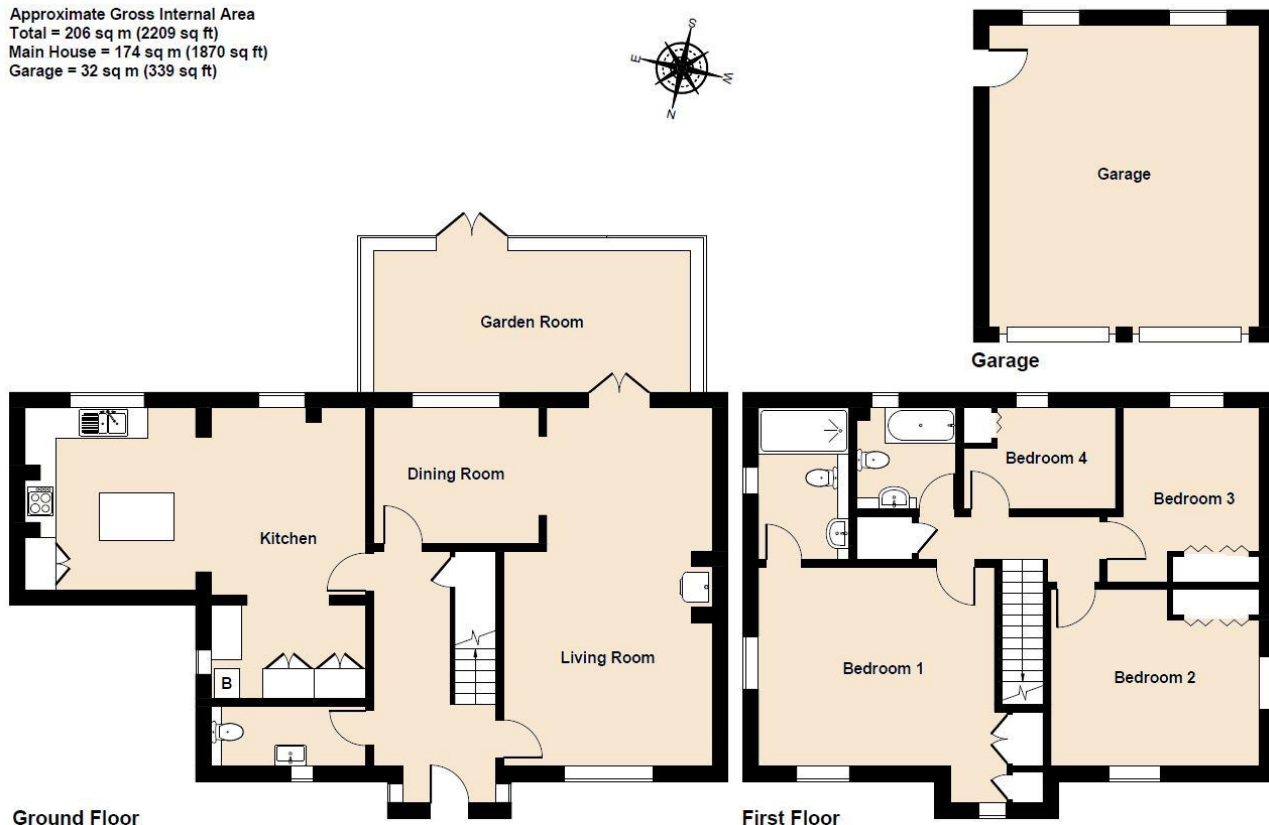
**Tenure** Freehold with vacant possession.

**Rating Band** "F"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/5516-7176-3102-0327-2606>



Approximate Gross Internal Area  
Total = 206 sq m (2209 sq ft)  
Main House = 174 sq m (1870 sq ft)  
Garage = 32 sq m (339 sq ft)



**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

**VIEWING**

By prior appointment through  
**DAVIS & LATCHAM**  
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**PLEASE NOTE**

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**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy performance certificate (EPC)

5 Greenhill Gardens Norton Road Sutton Veny WARMINSTER BA12 7AY	Energy rating	Valid until: 25 March 2036
	<b>D</b>	Certificate number: 5516-7176-3102-0327-2606

Property type	Detached house
Total floor area	170 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 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