

# Myddelton&Major

1 Greenhill Gardens  
SUTTON VENY





## 1 Greenhill Gardens, Norton Road Sutton Veny, Wiltshire, BA12 7AY

- Stunning Detached House
- Spacious Sitting Room
- Dining Room
- Well-appointed Kitchen
- Utility/Boot Room
- Four Beautifully Presented Bedrooms
- Two Bathrooms
- Beautiful, Large Private Gardens
- Detached Double Garage
- Quiet Village Location

### The Property

Greenhill Gardens is an outstanding four bedroom detached family home with a fabulous part walled, mature garden, situated in the idyllic village of Sutton Veny. The property is well balanced and inviting, with the accommodation arranged over two floors.

The front door opens into a spacious entrance hall, with all rooms on the ground floor of the property accessible from here. The dual aspect sitting room features north and south windows allowing in natural light, with a Chesney log burner as centrepiece to the room and sliding glass doors that open to the feature gardens. The kitchen is very well appointed, with a breakfast bar and space for an American style fridge freezer. A utility/boot room, with outside door, also leads to the main garden. Completing the ground floor accommodation is a recently refitted downstairs WC and the dining room, with a serving hatch through to the kitchen, a triple panel window overlooks the beautiful rear garden.

On the first floor of the property are four beautifully presented bedrooms, all of which include built in storage, and the very well appointed family bathroom. Of particular note is the substantial principle suite, which enjoys stunning southerly views out towards rolling Wiltshire downs and a recently fitted en-suite bathroom.

An immaculate four bedroom village house, set in a private boutique development with a large garage wonderful garden.

Tenure: Freehold

Size: 1,570 ft<sup>2</sup>

EPC Rating: D (62)

Council Tax Band: G



4



2



2



4

Warminster 3 Miles

• Longleat 8 Miles

• Stonehenge 13 Miles

• Salisbury 19 Miles

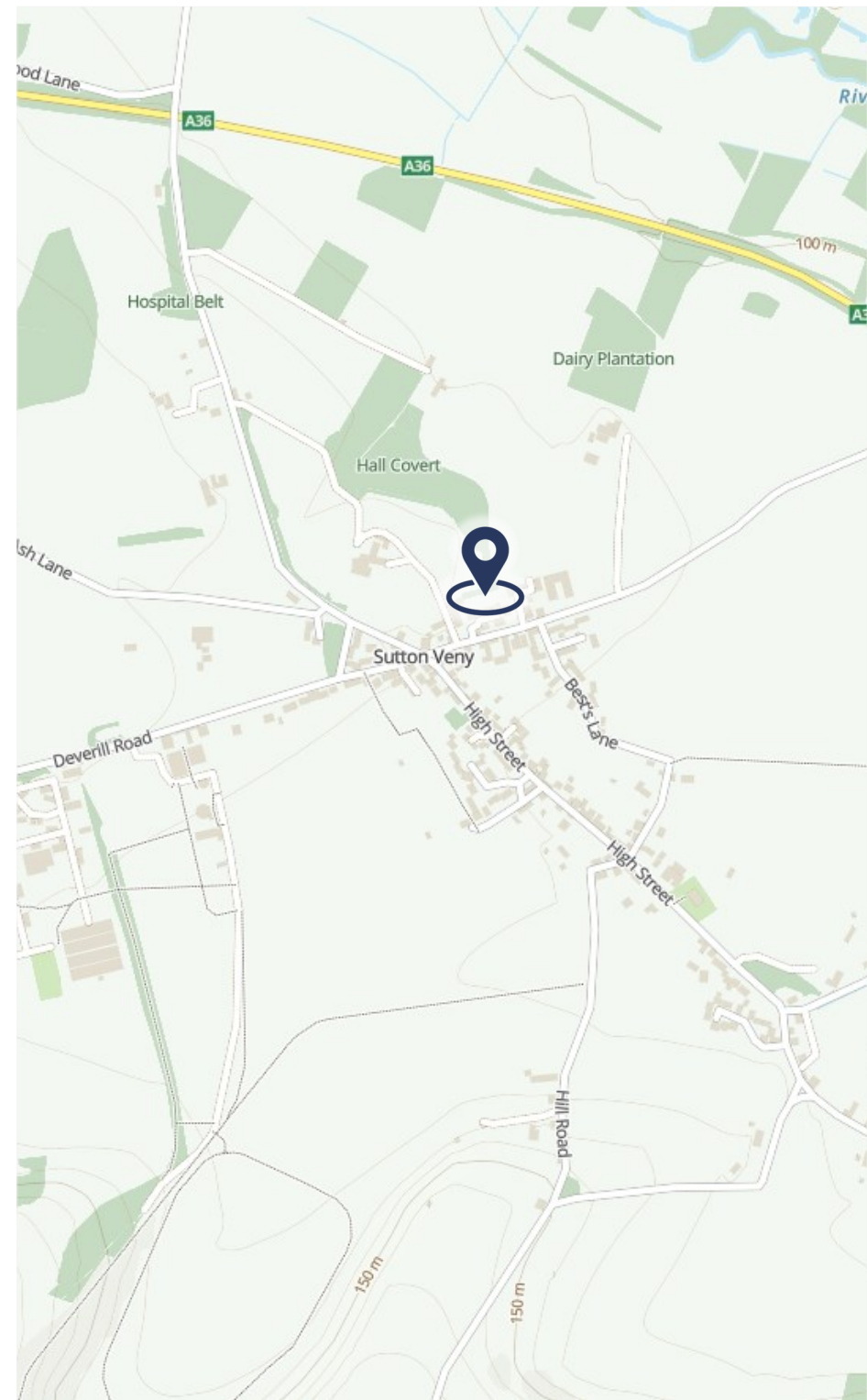


## Outside

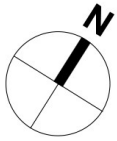
At the rear is a very special compartmentalised garden, offering wonderful privacy and space to enjoy. Tall hedgerows and mature trees border the property. Historically the garden formed part of the original kitchen garden for Sutton Veny House, the attractive western wall demarks part of the property boundary and remains as a tribute to the heritage of the gardens former purpose. The main garden is larger than one might expect, it is predominantly laid to lawn but with very stocked and planned beds and a pretty summerhouse. Tucked behind the hedge on the eastern side of the property there is a charming secret garden with a wooden playhouse, where there is excellent potential for a fruit and vegetable patch. A hidden path from here runs adjacent to the main garden down to the far end of the lawn where there is a sizable hidden area which could be utilised for a variety of purposes. A paved terrace for entertaining is immediately to the rear of the house and accessed via the sitting room and boot room.

## Location

The Wiltshire village of Sutton Veny is in a beautiful location situated within the highly sought-after Wylve Valley. Within the village you'll find a well-regarded primary school and a pub. Nearby Heytesbury has a village shop and further two pubs, with another village shop in Longbridge Deverill. A much more substantial range of restaurants, shopping, and leisure facilities can be found in Warminster, Bath and Salisbury. Codford, which is less than 4 miles away, has a nursery and a primary school, a surgery and a vet. There is also an excellent range of state, independent and grammar schools for boys and girls in Salisbury and Bath. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303/M3 provides excellent road links to London to the east and Exeter to the west. The cathedral city of Salisbury is 13 miles to the east and Bath 25 miles west.




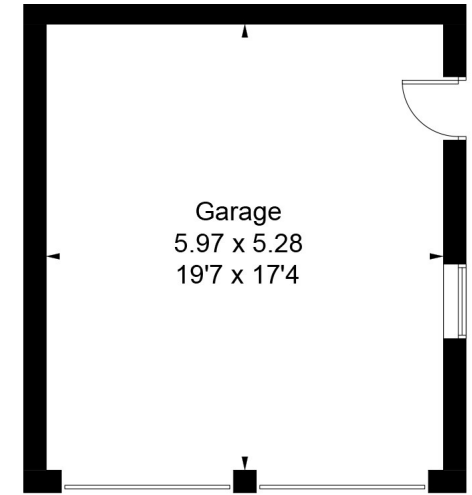
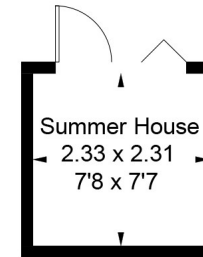




Approximate Floor Area = 145.9 sq m / 1570 sq ft  
 Including Limited Use Area (1.3 sq m / 14 sq ft)  
 Outbuildings = 36.9 sq m / 397 sq ft sq ft  
 Total = 182.8 sq m / 1967 sq ft sq ft

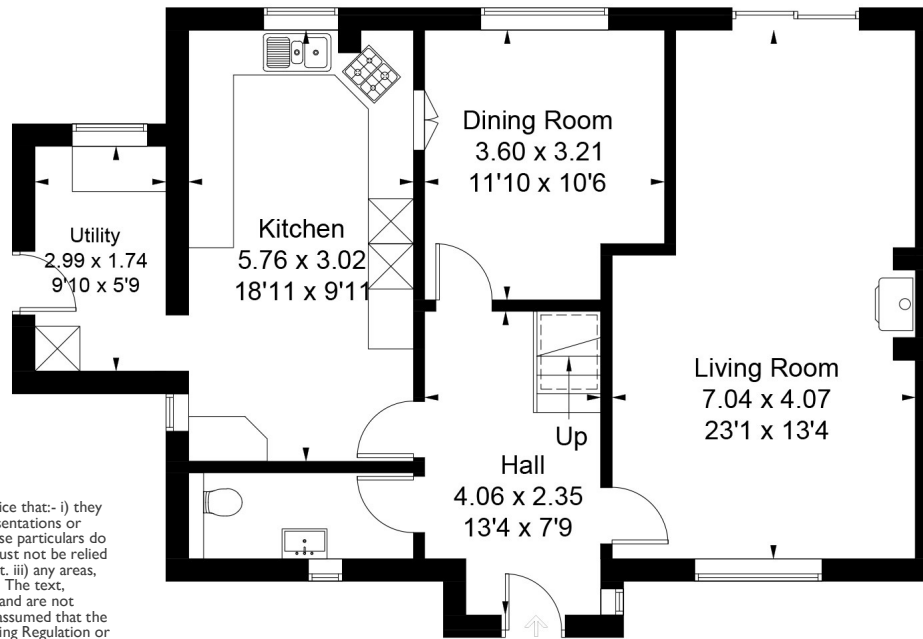
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

 = Reduced head height below 1.5m

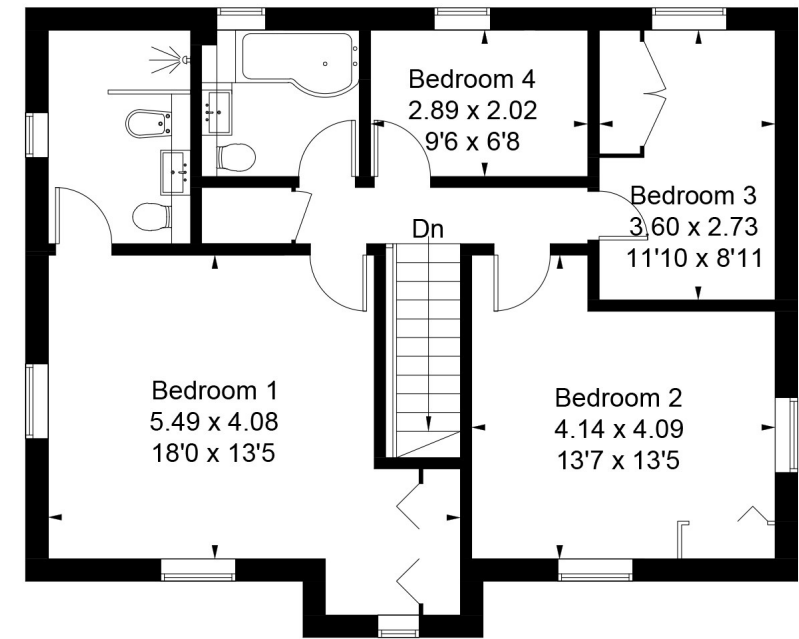


### Outbuildings

(Not Shown In Actual Location / Orientation)



### Ground Floor



### First Floor

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