



Cleyhill Gardens, Chapmanslade

£500,000



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PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to book your viewing of this beautifully presented detached family home found within the charming village of Chapmanslade. The property boasts extensive living accommodation over three floors, with the downstairs consisting of a spacious lounge, recently fitted kitchen diner, utility and large airy conservatory to the rear. Reaching the first floor, you find four well proportioned bedrooms, ensuite and the family bathroom, before taking the stairs to the top floor. Over the top floor is an impressive main bedroom with far reaching views, ample storage and an ensuite. The property also benefits from a private rear garden, driveway parking for two vehicles and a double garage.

### Situation

Chapmanslade is an ever popular Wiltshire village found in wonderful countryside close to the Somerset borders between the local towns of Frome and Westbury; also within a few miles of Warminster. The village offers fantastic access to local transport and commuter links as well as being within easy reach of many gorgeous countryside and woodland walks, with the local attractions including Cley Hill, Westbury White Horse and Longleat Forest. The village itself has a vibrant active community which offers residents the opportunity to engage with their neighbours and in village events. Chapmanslade has a wonderful village pub in the Three Horseshoes offering food, drinks and hospitality along with a variety of other amenities including a school, village hall and recreation ground.

### Rooms

#### Entrance Hall

Stepping onto the wood effect flooring you are met with access to the kitchen, lounge, utility and cloakroom, with a handy storage cupboard under the stairs.

14'11" (max) x 6'0" (width x length) feet

#### Lounge

A spacious lounge with ample space to accommodate your living room furniture in a variety of different layouts. Acting as the focal point of the room is an open fireplace with a stone surround - although not currently in use this could be connected if required. Sliding doors lead out to the conservatory. 20'2" (max) x 10'10" (width x length) feet

#### Kitchen Diner

A recently fitted Howdens kitchen comprised of a range of cream gloss wall and base units topped with wood block effect work surface with an inset one and a half bowl sink drainer unit. Integrated appliances including a dishwasher, fridge & freezer, and eye level double electric oven. Electric hob under the cooker hood, with tiling to the splashbacks. Space to position your dining table and chairs where you can enjoy family meals and various dinner parties. 21'11" x 9'4" (width x length) feet

#### Utility Room

Further base units with wood block effect work surface matching the kitchen, with space for your washing machine. Doors lead to the entrance hall and conservatory.

#### Conservatory

Accessed via sliding doors to the lounge, the conservatory offers a multitude of different potentials. Whether you opt to create an office area or additional reception space, you are sure to appreciate enjoying the outside from within in this bright and airy space. Tiling to the floor, with doors to the garden. 12'1" x 15'2" (width x length) feet

#### Cloakroom

Comprised of a wash hand basin and WC, with tiling to the splashbacks.

#### First Floor Landing

Reaching the top of the stairs, the first floor landing provides access to the four first floor bedrooms, bathroom, airing cupboard and door to the stairs leading to the main bedroom. 4'6" x 10'4" (max) (width x length) feet

#### Bedroom Two

Previously the main bedroom of the property, you will find no shortage of space in this sizeable room for your double bed and other bedroom furniture. Door to the ensuite. 8'9" x 10'10" (width x length) feet



### Ensuite

The ensuite benefits from a shower cubicle, wash hand basin and low level WC, with tiling to the splashbacks & flooring. Chrome towel radiator. 5'7" x 6'1" (max) (width x length) feet

### Bedroom Three

A well proportioned double bedroom offering you a plethora of options for how you choose to best configure your bedroom furniture dependent on your needs. 10'10" x 9'5" (width x length) feet

### Bedroom Four

Offering plenty of storage and hanging space within the built in wardrobe, this double bedroom enjoys views over the garden and beyond. 10'10" x 9'6" (width x length) feet

### Bedroom Five

A single bedroom with access to the under stairs storage. If the additional bedroom space is not required, there is the option of creating a comfortably proportioned work from home office dependent on your needs. 8" (max) x 6'9" (width x length) feet

### Bathroom

Consisting of a wood panelled bath with hand held shower piece and shower screen, wash hand basin and low level WC. Chrome towel radiator and tiling to the flooring. 4'8" x 8'1" (width x length) feet

### Bedroom One

A fantastic representation of an attic conversion with far reaching views from the large velux windows welcoming in streams of natural light, with fitted blinds. This top floor bedroom offers plenty of room for a variety of bedroom furniture pieces, and even a comfy chair! Storage is in no short supply, found to the eaves and fitted wardrobe. Door to the ensuite. 12'7" x 22'6" (max) (width x length) feet

### Ensuite

Enjoying a large double shower cubicle, wash hand basin with vanity unit under providing excellent storage for all your bathroom goods, and a low level WC. Chrome towel radiator, with tiling to the floor and splashbacks. 8'8" x 3'11" (width x length) feet

### Rear Garden

Stepping from the conservatory and into the garden, you are greeted by a generous patio area perfect for your garden furniture where you can enjoy your morning coffee or barbecue with friends. The rest of the garden is then mainly laid to lawn, with a timber panelled fence to the sides and hedging to the rear. Access to the front, and a door in to the garage.

### Front

A pleasant frontage, mainly laid to lawn with a path leading to the front door.

### Parking & Garage

Driveway parking can be found for two vehicles in front of the large double garage.

### Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton, North Dorset and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.

### Directions

From our offices turn left onto Wallbridge and continue across traffic lights before turning left onto Styles Hill. Continue on this road as you leave Frome and ascend Lodge Hill into the village of Chapmanslade. The property will be found in the middle of the village on your right hand side. Continue along High Street before turning left onto Cleyhill Gardens. Turn right, and the property will be found directly in front of you.





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