



Quebec House

High Street, Heytesbury, Nr Warminster BA12 0ED



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*A stylish period house in the heart of
a popular village*

Entrance Hall • Drawing room • Morning room
Sitting room • Dining room • Kitchen/breakfast room • Utility room
Larder • Cloakroom • Cellar

Master Bedroom • Four further bedrooms • Two bathrooms

Glass garden room • Workshop • Garage • Parking

Walled garden • Vegetable garden

Situation

The pretty riverside and highly sought after village of Heytesbury is situated in the glorious Wylde Valley within an Area of Outstanding Natural Beauty and is famous for its fly fishing and delightful scenery. Heytesbury has a post/office shop, primary school, cricket and football clubs and two inns. Close by is the historic Grade II* Listed Georgian country house of Heytesbury Park built in 1782 with Tudor origins, the home for many years of the famous Great War poet Siegfried Sassoon. There is a small supermarket, petrol station and surgery in the nearby village of Codford whilst Warminster has a choice of supermarkets including Waitrose, shops, health and leisure facilities and a railway station with services to London (Waterloo), Bath, Bristol and Southampton.

Heytesbury is in a lovely but not isolated setting bypassed by the A36, which gives convenient access to the medieval cathedral city of Salisbury and Roman city of Bath with the A303 close by for London, the West Country and the motorway network. The nearest regional airports are at Bournemouth and Bristol. Heytesbury has a number of highly respected schools both state and private within easy reach. Heytesbury is surrounded by lovely undulating countryside ideal for a variety of rural pursuits, including walking, riding, field sports and cycling as well as sailing at Shearwater. Racing is at Salisbury, Bath and Wincanton, rugby union at Bath, with golf at Tollard Royal, Warminster and Salisbury. There are several famous visitor attractions in the area such as the National Trust gardens at Stourhead, the stately home and safari park at Longleat and the World Heritage prehistoric site at Stonehenge.

Description

Quebec House is a fine Grade II Listed village house believed to date back to the 1700's with later additions. Constructed of rendered elevations to the front and with a mix of stone, brick and rendered elevations to the rear under tiled roofs. The property has recently undergone updating and redecorating with care taken to preserve the period character features such as the fireplaces, flagstone floors, beams and shutters.

From the High Street the double fronted exterior belies the extent of the spacious accommodation on offer, including the four generous reception rooms. These comprise a lovely bright, airy morning room



with bookshelves and French windows to the garden, a drawing room with elegant decorative ceiling cornicing and radiator covers, the dining room with sash windows and shutters, radiator covers, bookshelves and jet master fire, and the sitting room with French doors leading out to the garden, an inglenook fireplace with a Douvre multi fuel stove and flagstone floor. The sitting room leads through to the kitchen with fitted wooden units and granite work tops and a secondary staircase. Accessed from the entrance hall is a large cellar. An elegant staircase with original mahogany handrail leads up to divide two ways to a galleried landing/work area, a master bedroom with recently fitted ensuite bath and shower room, four further double bedrooms and a recently fitted family bathroom.

Outside

The delightful south facing walled garden, mainly laid to lawn, with established flower borders and raised stone beds. The stone paved terrace can be accessed by three sets of French windows, both from the sitting room and the morning room, leading to a rose and clematis covered wooden framed pergola and a covered side passage to the front of the house. The glass garden room with sliding doors and decking makes a wonderful area to sit out and enjoy the garden. The garden room adjoins a spacious workshop. A wrought iron gate from the garden gives access to a productive vegetable plot, beyond which there is a single garage and an area for parking.

Directions

From Salisbury take the A36 north west towards Warminster. Turn left off the A36 into Heytesbury and follow the road round a right hand bend past the Angel Inn on the left and Quebec House is beyond along the High Street on the left.

Tenure

The property is for sale freehold with vacant possession upon completion.

Planning

Grade II Listed.

Services

Mains water and electricity, and private drainage. Oil fired central heating.

Local Authority

Wiltshire Council.

Council Tax

Band G.

Fixtures and Fittings

Items regarded as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

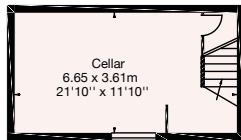
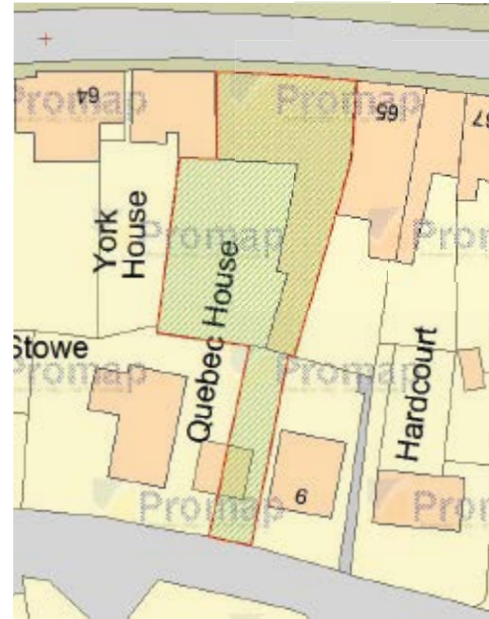
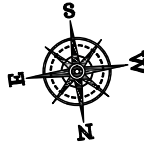
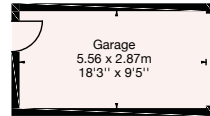
Viewings

Strictly by appointment with Savills.

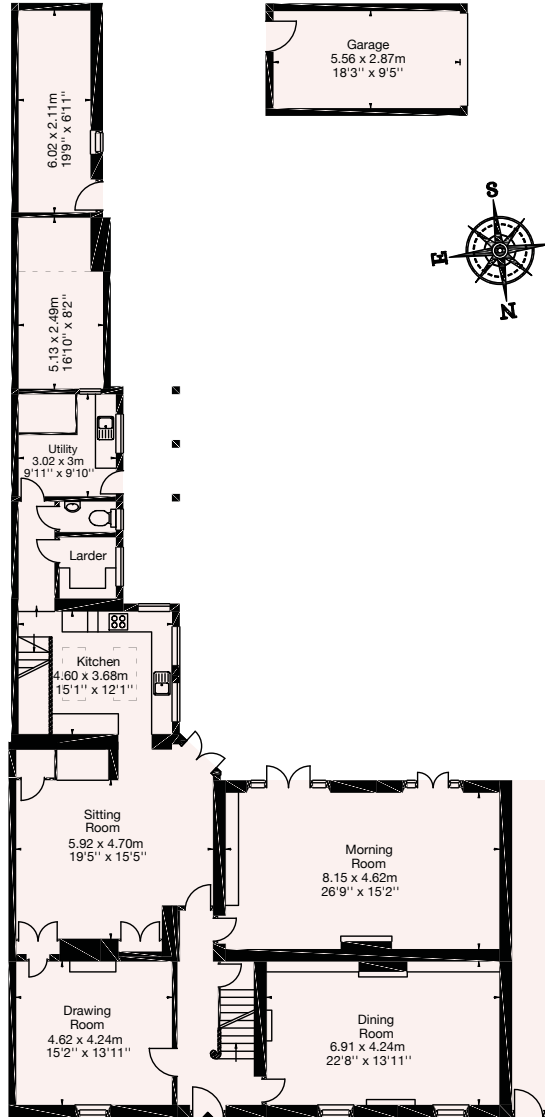


Quebec House,
High Street,
Heytesbury, BA12 0ED
Approx. Gross Internal Area
4371 Sq Ft - 406 Sq M

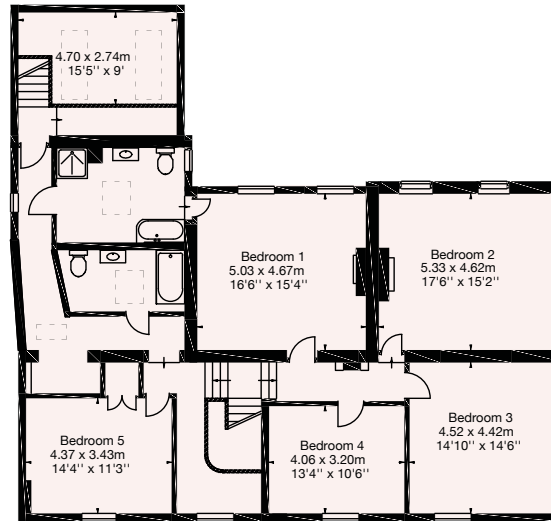
Garage
Approx. Gross Internal Area
173 Sq Ft - 16 Sq M



Lower Ground Floor



Ground Floor



First Floor

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