

# DAVIS & LATCHAM ESTATE AGENTS

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**Spacious Home Tucked away in Wylde Valley Village  
Prep Room & Pantry, Utility Room & Cloakroom  
Three Bedrooms - 1 with En-Suite  
Garage & Parking  
Oil-fired Central Heating to radiators**

- Sitting Room, Dining Room, Galley-Style Kitchen
- Bathroom & Separate W.C.,
- Two Second Floor Bedrooms sharing Shower Room
- Home Office, Sizeable Gardens enjoying far-reaching views
- Upvc Sealed-unit Double Glazing



**Prosper Cottage, 40 Dymocks Lane, Sutton Veny, Warminster,  
Wiltshire, BA12 7AX**

**£575,000**

A Rare Opportunity to acquire a most Spacious Home nicely tucked away in this Popular Wylde Valley Village. Entrance Porch, Spacious Hall, Pleasant Sitting Room, Dining Room, Galley-Style Kitchen, Prep Room & Pantry, Utility Room & Cloakroom, Spacious Landing, Bathroom & Separate W.C., Three Bedrooms - 1 with En-Suite Bathroom, Second Floor Landing, Two Further Double Bedrooms sharing Shower Room, Garage & Parking, Home Office and Sizeable Gardens enjoying far-reaching views, Oil-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

## Accommodation

### THE PROPERTY

is an unusually spacious cottage which has colour-washed rendered elevations under a tiled roof and benefits from Oil-fired central heating together with Upvc sealed-unit double glazing. Probably dating from the mid-Victorian period and originally 4 cottages later combined, the present owners have provided an old photograph, judging by the car this was probably taken in the 1930's and shows part of the cottage as it was at that time. Properties of this nature are becoming increasingly scarce and seldom for sale in Sutton Veny hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

### LOCATION

Dymocks Lane is a little-used backwater approached off the pretty High Street of Sutton Veny a small and welcoming Wylde Valley village, which features many different styles of property and is surrounded by lovely open country including the Great Ridge which keen cyclists and ramblers are sure to find highly appealing. Close at hand are the village facilities including the highly regarded Sutton Veny C of E Primary School rated "Outstanding" 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, together with The Woolpack, a village pub/restaurant. The bustling nearby town of Warminster just over 2 miles distant, offers excellent shopping facilities, 3 supermarkets including a Waitrose store and a variety of independent traders whilst other amenities include a theatre & library, hospital & clinics, and railway station with regular rail 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 include Frome, Trowbridge, Westbury, Bath and Salisbury all within comfortable driving distance, the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Bristol Bournemouth and Southampton are each just over an hour by road.

### ACCOMMODATION

#### Entrance Porch

with courtesy lamp and door opening into:

#### Spacious Hall

having radiator, understairs storage and staircase to First Floor.

#### Pleasant Sitting Room 19' 6" x 13' 4" (5.94m x 4.06m)

a delightful light & airy room having feature bay-window with wooden shutter blinds, wall light points, radiator, T.V. aerial point and archway into Kitchen.

#### Dining Room

13' 5" x 13' 3" (4.09m x 4.04m) having tiled open fireplace creating a focal point, wooden shutter blinds, radiator, ample space for dining table & chairs.

#### Galley-Style Kitchen 20' 10" x 11' 11" (6.35m x 3.63m)

having postformed worksurfaces, inset 1½ bowl sink, Cream coloured units providing ample drawer and cupboard space, complementary tiling, matching dresser and overhead cupboards, Belling Electric Range Cooker with Filter Hood above, plumbing for dishwasher, ceramic tiled flooring, radiator and spotlighting.

#### Preparation Room

having radiator, tiled flooring, door to Dining Room and door to Large Pantry with fitted shelving and ample space for large fridge/freezer.

Leading off the Kitchen is a Utility Room with washing machine plumbing and Cloakroom with W.C. & basin.

**Double Glazed Rear Porch** with sliding door to Garden.

**Spacious First Floor Landing** having radiator and staircase to Second Floor.

**Bedroom One** 13' 5" x 13' 3" (4.09m x 4.04m) having radiator.

**En Suite Bathroom** having White suite comprising panelled bath with Mira shower above, pedestal hand basin and low level W.C., complementary tiling, radiator and extractor fan.

**Bedroom Two** 13' 4" x 10' 11" (4.06m x 3.32m) having radiator.

**Bedroom Three** 13' 3" x 9' 11" (4.04m x 3.02m) having radiator.

**Family Bathroom** having White suite comprising panelled bath with Mira shower above, pedestal basin, radiator and shelved linen cupboard housing hot water cylinder with immersion heater.

**Separate W.C.** having low level suite.

**Second Floor Landing** having roof window ensuring natural light and ventilation.

**Bedroom Four** 18' 5" x 12' 8" (5.61m x 3.86m) having roof window ensuring natural light and ventilation, radiator, recessed spotlighting, radiator, access doors to eaves - one housing water heater serving the Shower Room.

**Shower Room** having White suite comprising glazed shower enclosure with Mira shower, pedestal hand basin, radiator and roof window ensuring natural light and ventilation.

**Bedroom Five** 13' 10" x 12' 7" (4.21m x 3.83m) having radiator, roof window ensuring natural light and ventilation, and recessed spotlighting

## OUTSIDE

**The property** is approached by a short path to the front porch flanked by ornamental gravel and shrubs.

**Parking and Detached Garage** The Garage is of pre-cast construction with up & over door whilst there is also a driveway providing off-road parking space, with a five-bar gate and space for motorhome etc.

**The Level Easily Run Garden** is to the rear of the property and includes a paved terrace with plenty of space for the colourful display of seasonal planters, a sizeable area of lawn and a further paved seating area all enclosed by post and rail fencing. To one side is a Home Office/Man Cave 15'6" x 15'5" with power & light.

A particular feature of the property is its peaceful location enjoying lovely rural views across the adjoining farmland beyond towards the nearby downs with the Great Ridge in the distance.



Services	We understand Mains Water and Electricity are connected. Drainage is to a Septic Tank. Central heating and domestic hot water is served by an external Oil-fired Worcester boiler.
Tenure	Freehold with vacant possession
Rating Band	"E"
NOTE:	The adjoining cottage no: 43 enjoys an historic right-of-way across the rear of no: 40 although we understand this is rarely exercised.
EPC URL	<a href="https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0310-2750-5180-2522-0925">https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0310-2750-5180-2522-0925</a>



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

VIEWING	By prior appointment through DAVIS & LATCHAM, 43 Market Place Warminster Wiltshire BA12 9AZ. Telephone Warminster 01985 846985 Fax: 01985 847985. Website - <a href="http://www.davislatcham.co.uk">www.davislatcham.co.uk</a> E-mail - <a href="mailto:homes@davislatcham.co.uk">homes@davislatcham.co.uk</a>
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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)

40 Dymocks Lane  
Sutton Veny  
WARMINSTER  
BA12 7AX

Energy rating  
**E**

Valid until: **21 August 2032**

Certificate number: **0310-2750-5180-2522-0925**

Property type **Semi-detached house**

Total floor area **230 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

