



Hisomley Lodge, Hisomley Crossroads, Wiltshire BA13 4DE

£699,950

COOPER & TANNER
THE ART OF AGENCY



- Beautiful detached Lodge
- Wonderful 27ft drawing room
- Glorious bay fronted dining room
- Lower ground floor potential
- Five bedrooms plus study
- Two bathrooms plus cloakroom
- Double garage and ample parking
- Amazing garden 1.25 acres
- Woodland area

Viewing

Strictly through Cooper & Tanner
on 01373 455060

Description

A handsome period home set in the tiny Wiltshire hamlet of Hisomley, located within easy reach of both Frome in Somerset and Westbury in Wiltshire. This charming property enjoys some amazing rooms with both the

main drawing room and bay windowed dining room being of particular note on the ground floor. Both rooms overlook the beautiful gardens with the drawing room offering direct access to the side.



The lower ground floor offers the new buyers real scope for improvement and could make a superb kitchen/breakfast room (subject to necessary building regulations).

The first is flooded with light from a large skylight on the landing. There are five bedrooms as well as a study and two separate bathrooms. Four of the five bedrooms enjoy fantastic garden/countryside views.

Outside

The property stands in amazing mature gardens, believed to be in the region of 1.25 acres in size. There is a detached double garage to the side with a large pebbled driveway with space to park several vehicles. The main garden is located to the other side and the rear of the main house and comprises a large lawn with a variety of beautiful trees and shrubs.

There is an active vegetable garden to the far side leading to a woodland area at the end. Ideal for keen gardeners, busy families and those that love the outdoors.

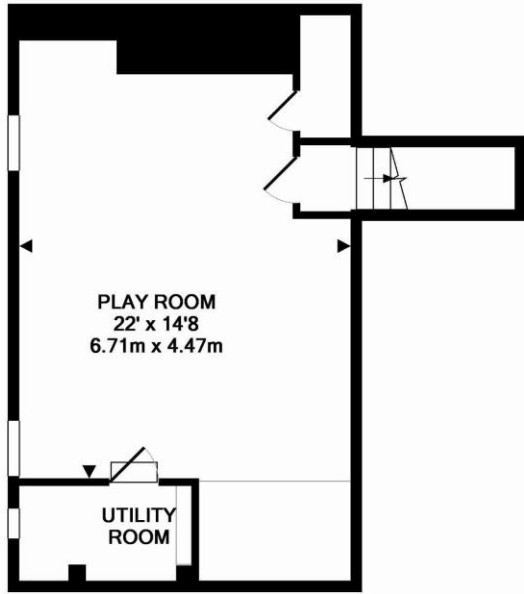
Agents Note

A real one off, Cooper & Tanner recommend a viewing to fully appreciate everything this beautiful property has to offer.

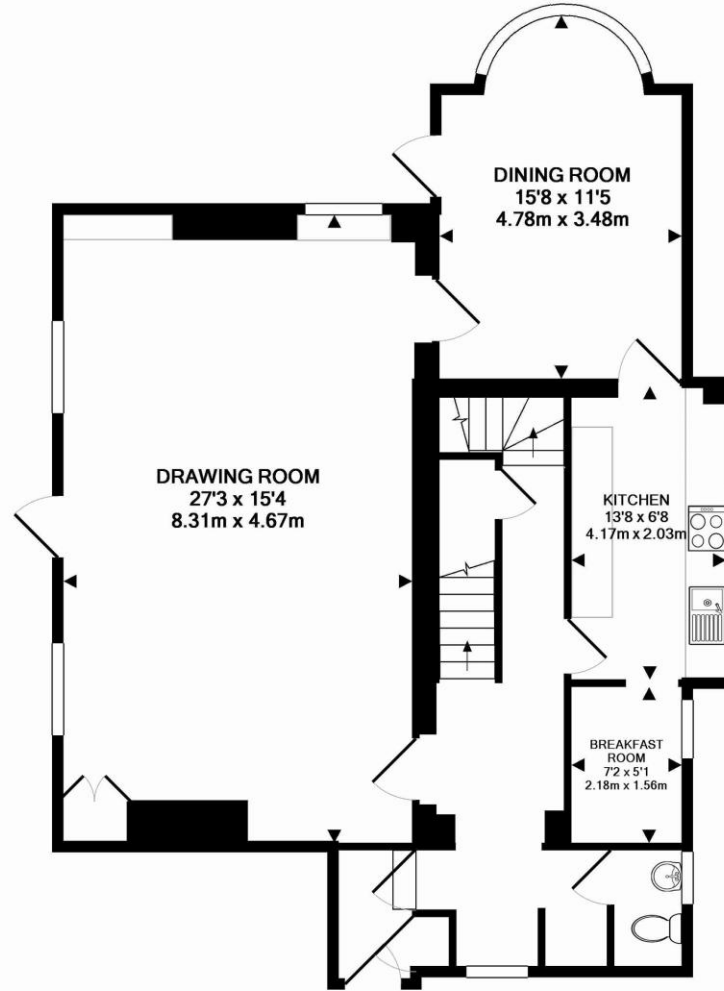
Location

Dilton Marsh offers various shops including a grocery and Post Office, a pub and two schools. The towns of Warminster, Frome and Trowbridge are all easily accessible with nearby Westbury having a main line station for a direct service to London Paddington. The cities of Bath, Bristol and Salisbury are within easy commuting distance. There are excellent private schools in Warminster and Bath.

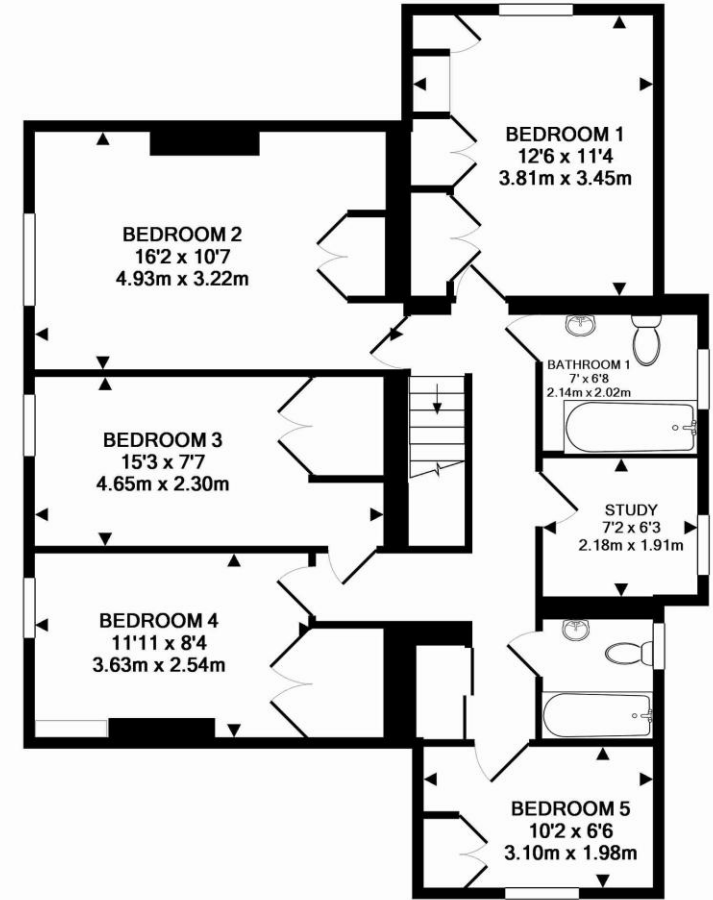




LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 2349 SQ.FT. (218.2 SQ.M.)

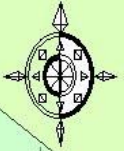
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





LB

HISOMLEY
CROSSROAD

Hisomley Lodge

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Services

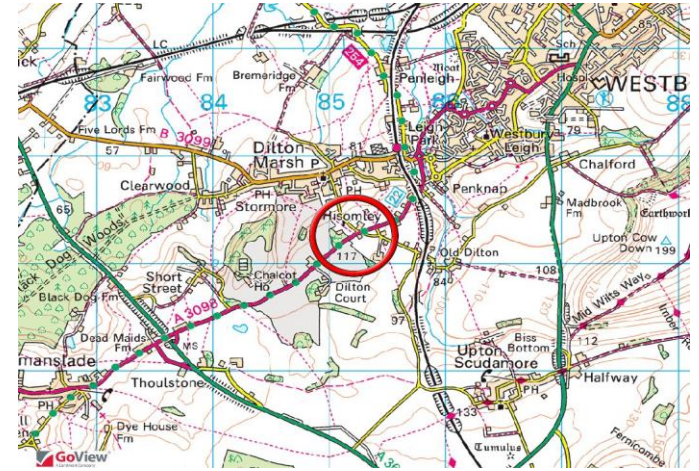
Private septic tank drainage, water, electric and BT are all connected.

Heating

Oil fired central heating.

Local Authority

Wiltshire Council, Bradley Road, Trowbridge, Wiltshire BA14 0RD
Tel: 01225 776655



Council Tax Band

Band 'F'

EPC Rating

Rating F.

Tenure

Freehold.

Directions

Leave Frome on the A350 towards Westbury and travel through the village of Chapmanslade. Pass the turning for Short Street and at the crossroads signposted Upton Scudamore and Dilton Marsh, the property will be found on the right hand side.



BLL Our Ref: 19th February 2015





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