



Beechfield House Deptford, Wyllye, Warminster, Wiltshire, BA12 0QL

£595,000 Freehold



**An exceptionally spacious and versatile family home together with a large garden, ample driveway parking and detached double garage, offered in excellent order throughout.**

### **Description**

An exceptionally spacious and versatile family home together with a large plot, ample driveway parking and detached double garage, overlooking farmland to rear. The accommodation consists of entrance porch, hallway, study, cloakroom, sitting room, dining room, kitchen/breakfast room, utility, huge master bedroom with ensuite, 3 further bedrooms, family bathroom and very large loft room. The windows are double glazed and there is oil central heating by radiators. The extensive, fitted kitchen was installed in 2018. There are good garden areas to front and rear together with a useful storage shed. Deptford is situated in the northern part of the Cranborne Chase area of outstanding natural beauty and with easy access to the A303 to London and the West country. Local facilities are available at Codford, whilst more extensive facilities can be found at Salisbury and Warminster.

### **Hall**

Stairs to first floor, hard flooring.

### **Cloakroom**

Low level wc and wash hand basin, extractor fan.

### **Sitting Room**

Double aspect room, doors to garden, fireplace with inset woodburning stove with beam over and slate hearth. Double doors from hall.

### **Dining Room**

Double aspect room with wood effect flooring.

### **Study**

### **Kitchen**

A hugely impressive room with an extensive range of built in cupboards and drawers, fridge, freezer, dishwasher, double oven with microwave and grill, 5 ring induction hob, extractor fan, breakfast bar, wine rack, double doors to garden, porcelain flooring, ceiling downlighters.

### **Utility Room**

Door to garden, oil fired boiler for heating and hot water, work surface with butlers sink and space and plumbing for washing machine and tumble drier beneath, porcelain flooring.

### **First floor Landing**

Airing cupboard with hot water tank. Door leading to stairs to loft room.

### **Bedroom One**

Range of fitted wardrobes.

### **En-suite**

Corner cubicle with thermostatic mixer shower with glass screen, wc and wash hand basin, wood effect flooring.

### **Bedroom Two**

### **Bedroom Three**

### **Bedroom Four**

Built in storage cupboard.

### **Bathroom**

Panel bath with thermostatic mixer shower over, glass screen, low level wc and wash hand basin, wood effect flooring.

### **Loft Room**

2 velux windows overlooking farmland to rear.

### **Double Garage 18'9" x 18'9" (5.74 x 5.72)**

Twin up and over doors, loft storage, power and light, pedestrian door to garden.

### **Outside**

The property is approached via a five bar gate with brick walls to side, which leads to a large gravelled driveway with parking for a number of vehicles. The front garden is laid to lawn with mature hedging to front, shrubs and trees. The rear garden has paved seating areas leading to lawn with mature trees and ornamental flower bed. Useful storage shed.

### **Services**

Private water supply, mains electricity and private drainage.

### **Outgoings**

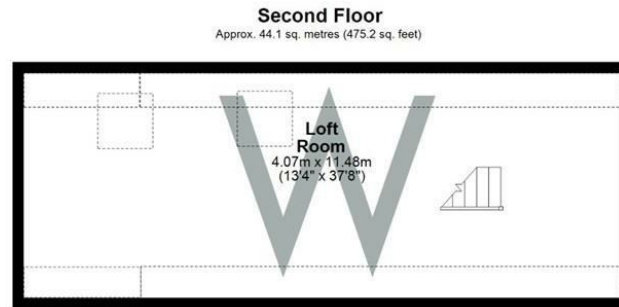
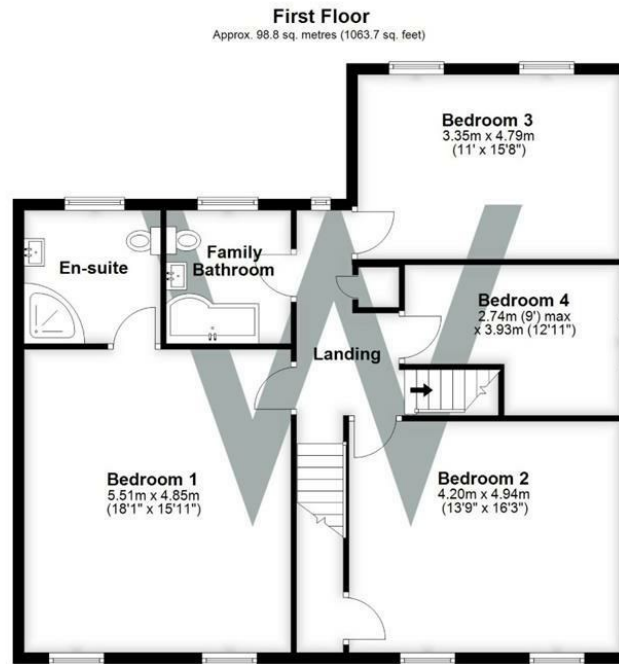
The Council Tax Band is 'G' and the payment for the year 2024/2025 payable to Wiltshire Council is £3664.82

### **Directions**

From Salisbury take the A36 Wilton Road. Proceed over the roundabout at Wilton. Continue on this road for about 10 miles. At the traffic lights turn right to Deptford and immediately left where Beechfield House can be seen on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///language.loitering.bypasses](https://www.what3words.com/#!/language.loitering.bypasses)



Total area: approx. 252.3 sq. metres (2715.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>74</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<b>55</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



**WHITES**  
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