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📍 Paynes Farm High Street, Tilshead, Wiltshire, SP3 4RZ

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⑨ Paynes Farm High Street, Tilshead, Wiltshire, SP3 4RZ

⌚ Guide Price £675,000

A simply marvellous family home where character features and contemporary design effortlessly comes together.

- Unique Family Home With 1975sqft Of Accommodation
- No Onward Chain
- Impressively Extended To The Rear
- Simply Stunning Vaulted Kitchen
- Four Double Bedrooms (Including G/F Bedroom)
- Two Charming Reception Rooms
- Contemporary Bathroom & Shower Room
- Utility, Cloakroom & Useful 12ft x 12ft Timber Shed
- Private Landscaped Gardens
- Gated Driveway With Secure Parking + A Carport

❖ Freehold

⑩ EPC Rating D



A most handsome period home set behind double gates in the centre of this popular Wiltshire village, with attractive character elevations to the front, and a 'Grand Designs' contemporary extension to the rear.

This utterly charming detached family home has been beautifully renovated and transformed by the current owners and is being offered with no onward chain. Inside, a warm welcoming hall with exposed wood flooring opens off to a cosy snug / family room to the right hand side, and to the left into a 15ft sitting room with an inviting log burner. Further down the hall is a refitted family bathroom and good storage space. The magnificent kitchen/diner is the heart of this home and certainly has the 'wow' factor as you enter it, with its vaulted ceiling, tiled flooring and large feature glazed window that bathes the room in natural light. There is a central island, quartz worktops and a range of quality integrated appliances. The dining area has an atrium skylight, bi-folding doors out to the garden and a walk-in pantry cupboard. There is a flexible office/ground floor double bedroom, a refitted cloakroom and a useful utility room with tiled flooring and a stable door. On the first floor there are 3 delightful double bedrooms alongside a stylish refitted shower room.

Outside, wooden double gates open on to a large driveway providing plenty of parking and a carport. There is a secluded sun trap seating area to the front on the house, whilst to the rear the beautifully maintained landscaped garden enjoys an excellent amount of privacy with an extended Indian sandstone sun terrace having steps up to a lawn, a vegetable growing area and planted borders. There is also a good sized timber garden shed.

Situation

Paynes Farm is situated in the sought after village of Tilshead located in the heart of the wonderful Salisbury Plain. The village is surrounded by breath-taking countryside, ideal for enjoying outdoor pursuits such as walking and cycling on the 'King Alfred's cycle way.' The village has an active and social community spirit, with a variety of local groups including the monthly village breakfasts which raises funds for projects including Tifest-an annual summer party for the village on the playing fields. It has a good variety of amenities including a petrol station with convenience store, The Rose & Crown public house, a thriving village school and the 12th Century St Thomas a Becket Church. A short drive away is the market town of Devizes and the Cathedral City of Salisbury which has regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars and a twice weekly farmers market. Shrewton, which is about 3 miles away, also has a popular monthly farmers market. Tilshead is surrounded by a great variety of excellent schooling including Lavington School (rated Good' by Ofsted 2014), Dauntsey's School, Bishops & South Wilts Grammar Schools, and Salisbury Cathedral School, Chafyn Grove and Godolphin School. Mainline stations can be found at Andover, Grateley, Warminster, Salisbury and Westbury.

Property Information

Services: Mains water, drainage and electricity are all connected. Oil fired central heating.

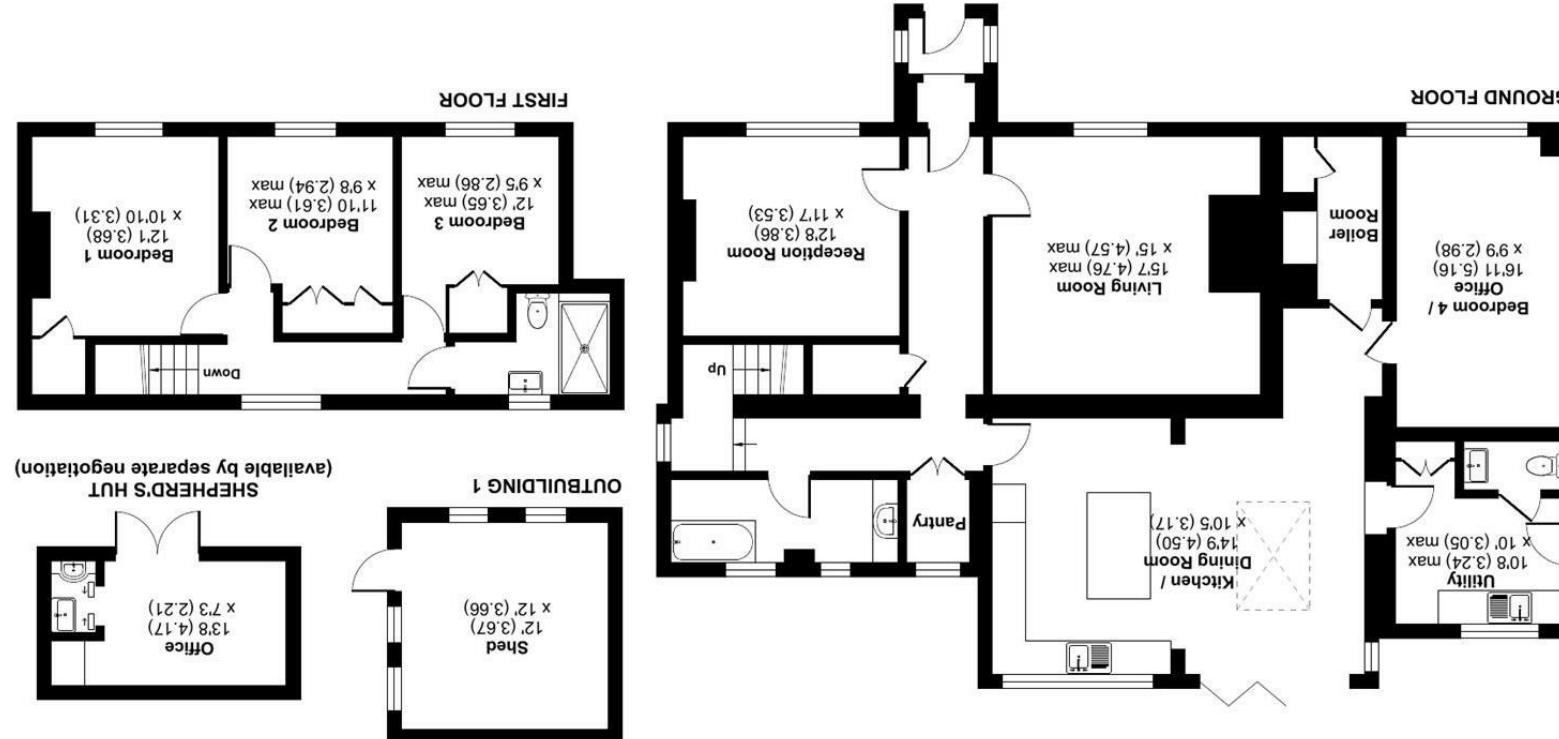
Council Tax: Band E

Shepherd's Hut: This is available by separate negotiation (£14,000) and has a built-in sofa bed, flip up desk, compost WC and electric underfloor heating.



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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For identification only - Not to scale

Total = 2219 sq ft / 206 sq m

Outbuilding = 244 sq ft / 22.6 sq m

Approximate Area = 1975 sq ft / 183.4 sq m

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