1 St. Marys Close, Wylye, Warminster, Wiltshire, BA12 0QJ

Guide Price £700,000 Freehold

A wonderful detached family home offered in excellent order throughout, situated within a large corner garden plot with ample driveway parking.

Description
A wonderful detached family home offered in excellent order throughout, situated within a large corner garden with ample driveway parking together with a home office/family room which could also be used as separate accommodation (subject to the usual permissions). The accommodation, which is light and spacious, consists of an entrance porch, hall, cloakroom, sitting room, superb kitchen/dining room, utility room, four bedrooms, bathroom and shower room, family room/home office with separate access. Further benefits include double glazed windows and doors, internal timber doors and lpgas fired central heating by radiators. There is a wood burning stove in the sitting room. On the first floor there are lovely aspects over surrounding countryside with views across the water meadows. The village is set within the beautiful Wylye Valley with its river, offering great walking, horse-riding, cycling and fishing. The A303 gives great access to London via the M3 motorway and also to the West Country.

Entrance Porch
Timber pillars, external light, half-glazed front door to:

Hall
Slate flooring, stairs to first floor, built-in coats cupboard.

Cloakroom
Low level WC, corner wash hand basin with cupboard below.

Study

Sitting Room
Double aspect room with fitted shutters, slate floor, shelving, TV stand with cupboards below, wood burning stove in fireplace with slate hearth.

Kitchen/Dining Room
Wood-effect flooring, ceiling downlighters, central island unit with induction hob and stainless steel extractor hood over, extensive range of work surfaces with base and wall mounted cupboards and drawers. Double oven, microwave, dishwasher, double doors to garden. Deep understairs storage cupboard with shelves. Space for American-style fridge-freezer, column radiator. Door to:

Utility Room
Work surface with single drainer stainless steel sink unit and mixer tap over, space and plumbing for washing machine and tumble dryer, further appliance space, wood-effect flooring.

First Floor - Landing
Hatch to loft space, cupboard housing high pressure hot water cylinder.

Bedroom One
Double aspect room with built-in range of two double wardrobes.

En-suite Shower Room
Glass fronted cubicle with thermostatic mixer shower, wash hand basin and WC with concealed cistern. Shelf with cupboards below, heated towel rail, ceiling downlighters, wood-effect flooring.

Bedroom Two
Double built-in wardrobe.

Bedroom Three
Double built-in wardrobe.

Bedroom Four
Range of two double built-in wardrobes with cupboards above.

Family Bathroom
P-shaped bath, thermostatic mixer shower and screen, WC with concealed cistern, wash hand basin, shelf with cupboards beneath, heated towel rail, ceiling downlighters.

Home Office/Family Room
Tiled floor, desk unit with adjacent sink unit with stainless steel sink and mixer taps, cupboard below. Door to stairs to loft space with gas fired boiler for central heating and hot water. Storage cupboard and wet room with low level WC, wash hand basin and thermostatic mixer shower. Heated towel rail, boarded walls, ceiling downlighters. Double doors to garden.

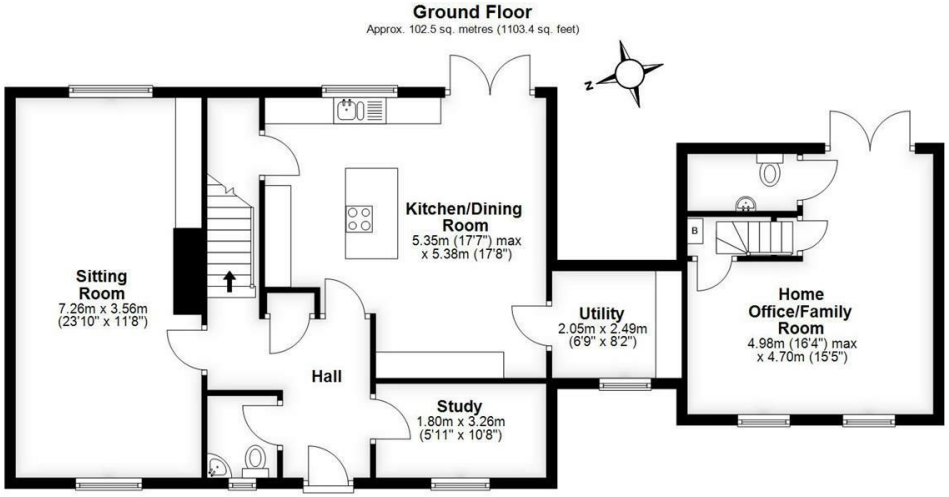
Outside
The property is approached via a gravelled driveway offering parking for a number of vehicles, adjacent lawn with rockeries, flowerbeds, shrubs and trees. Side pedestrian path leads to the rear garden which is a very good size, with large paved terrace and low retaining stone walls leading to lawn with very well stocked flowerbeds, shrubs and trees. Timber fencing and hedging to sides, further large decked area with timber garden shed, calor gas tank, water tap, side area with further pedestrian access gate with post and rail fencing. The rear garden has a south easterly aspect and is very private.

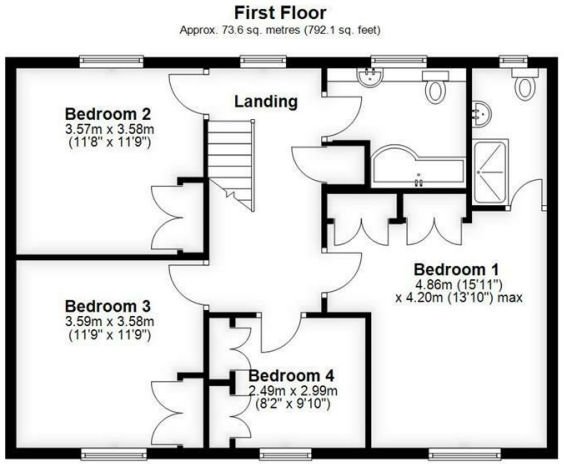
Directions
From Salisbury proceed towards Wilton on the A36. Go straight over the roundabout and follow the road past the Langfords and bear left towards Wylye. Take the first left and proceed into the village and just after The Bell Inn, turn left into Church Street. St Mary's Close is first on the right.

Services
Mains water, electricity and drainage are connected to the property. LPG Gas for heating.

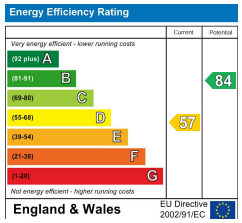
Outgoings
The Council Tax Band is ‘G’ and the payment for the year 2025/2026 payable to Wiltshire Council is £3832.22.

WHAT3WORDS
What3Words reference is: ///seeing.vegetable.chairing





Total area: approx. 176.1 sq. metres (1895.4 sq. feet)



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