



6 Church Street, Wylde, Warminster, Wiltshire, BA12 0QZ

Guide Price £650,000 Freehold

A modern, detached house in a quiet location with good sized gardens, ample parking and garaging.

Directions

From Salisbury take the A36 Wilton Road past Wilton, past The Langfords and turn left signposted to Wylve. Leave the slip road and then turn left into the High Street. Just past The Bell Inn on the left hand side take the next left into Church Street where No. 6 will be seen on the right hand side.

Description

A detached family home built of stone elevations under a tiled roof, with ample parking and driveway, southerly facing rear garden of good size and a detached double garage. The windows are double glazed and there is oil-fired central heating by radiators. Considerable potential exists to enlarge and improve and vacant possession is offered.

Location

Well situated in a quiet location close to the centre of the village, close to the shop, church, village hall and The Bell Inn. A minimart, petrol station, primary school, doctor's surgery and vet's surgery can be found at Codford, less than four miles away. Wylve is mid-way between the Cathedral city of Salisbury and the market town of Warminster. The A303 joins with the M3 motorway to London and to the West Country. Wylve is in an area of outstanding natural beauty and is perfect for walking, horse riding and cycling.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Porch

Low brick wall with timber pillars under a tiled roof.

Entrance Hall

Stairs to first floor, laminate flooring, wall mounted heating thermostat.

Cloakroom

Low level WC and wash hand basin. Extractor fan.

Sitting Room

Double aspect room with brick fireplace with quarry tiled hearth and wooden mantel, bookshelves, double doors to:

Conservatory

Tiled floor, roof vents, double doors to garden.

Dining Room

Kitchen/Breakfast Room

Tiled floor, ceiling downlighters, double doors to conservatory. Range of work surfaces with base and wall mounted cupboards and drawers, double drainer sink unit with mixer tap over, space for electric cooker, built-in dishwasher, fridge, freezer, door to:

Utility Room

Space and plumbing for washing machine, further appliance space, tiled floor, door to garden, wall cupboards and floor to ceiling cupboard.

Landing

Hatch to loft space, shelved airing cupboard with lagged hot water tank, further storage cupboard.

Bedroom One

Extensive range of built-in wardrobes.

En-suite Bathroom

Corner bath with mixer tap and shower attachment, low level WC, wash hand basin with cupboards beneath, tiled shower cubicle with electric shower, part-tiled walls and floor.

Bedroom Two

Double built-in wardrobe.

Bedroom Three

Bedroom Four

Double built-in wardrobe cupboard.

Bathroom

Panelled bath with electric shower over, WC with concealed cistern, hand basin with cupboards below. Part-tiled walls, extractor fan.

Outside

The property is approached through five bar gates leading to a large gravel driveway and parking area. Shrubs, flowerbed, hedging and fencing to sides. A pedestrian gate leads to the rear garden which is a good size with a large paved terrace and steps up to lawn with well stocked flowerbeds, shrubs, hedging and vegetable area. Summerhouse, greenhouse, garden shed. Outside water tap.

Garage 16'3" x 17'2" (4.96 x 5.24)

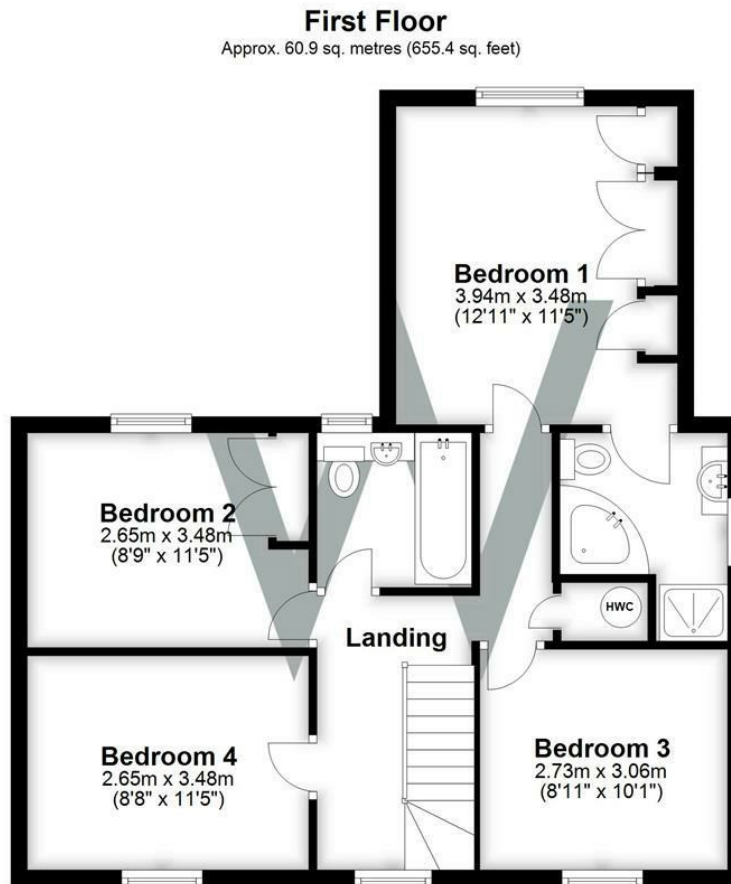
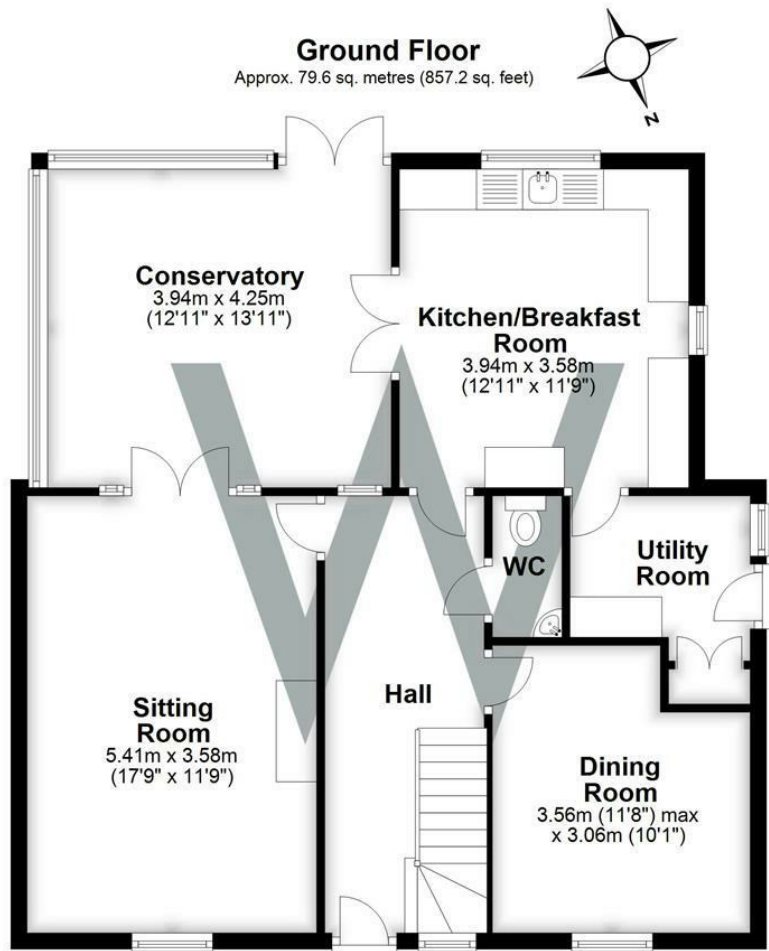
Up-and-over door, light and power, work surfaces with cupboards and appliance space below. Storage shelf.

Services

Mains water, electricity and drainage are connected to the property. Oil-fired central heating.

Outgoings

The Council Tax Band is 'F' and the payment for the year 2022/2023 payable to Wiltshire Council is £2883.28.



Total area: approx. 140.5 sq. metres (1512.6 sq. feet)

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	75
England & Wales		EU Directive 2002/91/EC	



