



RV RURAL VIEW

4 St Mary's Close
Wylde - Wiltshire

4 St Mary's Close
Church Street
Wylve
Warminster BA12 0QJ

A detached modern house in a tucked away village setting with spacious accommodation, a delightful South facing garden & potential for refurbishment

- Located in the Beautiful Wylve Valley
- Sitting Room, Dining Room & Garden Room
- Kitchen/Breakfast Room
- Five Bedrooms & Three Bath/Shower Rooms
- Reception Hall, Utility, Scullery & Cloakroom
- Outbuilding with Office/Studio
- Garden, Garage & Ample Parking

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation The property is pleasantly situated in a tucked away setting at the end of a small cul-de-sac in the heart of the pretty conservation village of Wylve, noted for the river that bears its name and which is famous for its clear waters and fly fishing. A young William Corbett spent a happy summer exploring the Wylve Valley in the 1770's inspiring him in later life to travel back to Wiltshire and he mentions the village in his well-known travelogue 'Rural Rides'. Wylve has a shop/post office, church, village hall and a highly rated pub, The Bell Inn, whilst a supermarket, garage, primary school, doctors' surgery & vets can be found at Codford less than 4 miles away.

Wylve is roughly midway between the medieval cathedral city of Salisbury and the market town of Warminster. The former has extensive facilities including shopping, arts, entertainment and leisure facilities, a district hospital and a railway station with direct rail services to London (Waterloo) and the West Country. Warminster also has a choice of shopping, and recreational amenities as well as a station. Located near the junction of the A36 and A303, there is ready access to the other principal towns in the area including Andover, Bath, Blandford, Frome, Shaftesbury and Wincanton as well as to the South Coast. The A303 trunk road joins with the M3 motorway making London accessible for the motorist. Many families are drawn to the area by the wide choice of excellent schools in both the state and private sectors.

Located in an Area of Outstanding Natural Beauty, Wylve is an ideal base from which to explore the very attractive countryside of the Wylve Valley and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Sherborne and Warminster with racing at Bath, Salisbury and Wincanton. There are a number of traditional country inns along the valley as well many places of interest such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stonehenge, Stourhead Gardens and Wilton House whilst the Langford Lakes Nature Reserve, a wonderful haven for birdlife, is just two miles away.



Property 4 St Mary's Close is a good-sized detached family home believed to have been built in the mid 1980's with reconstituted stone external elevations under a tiled roof. Now requiring some updating and modernisation, the property offers an ideal refurbishment opportunity as well as scope to alter the current accommodation including adapting the garage into additional living space or perhaps as an annexe.

The principal rooms are light and airy and include a spacious double aspect and well-proportioned sitting room with a calor gas coal effect fire, fitted cupboards and shelves as well as a pleasant outlook over the garden. Also on the ground floor is a good-sized reception hall, dining room, a conservatory with access to the garden, cloakroom and a kitchen/breakfast room with fitted units and which leads to a pantry and onto a boot/utility room. Upstairs there is a large master bedroom overlooking the garden with an en-suite bathroom, four further bedrooms, a family bathroom, shower room and a landing with access to the partly boarded loft.

Outside The property is approached via a generous gravelled drive providing ample parking and leads to the attached *Garage* with additional storage/workshop space. The front garden has areas of lawn, shrub borders, ornamental trees with access to the rear. The delightful sunny main garden is South facing and comprises a stone paved terrace to the back of the house with a retractable canopy making it ideal for al fresco dining with steps up to three areas of lawn, established raised flower and shrub borders, an ornamental pond with a fountain and a variety of trees.





Outbuildings To the side of the house is a detached wooden outbuilding consisting of an office/studio/hobbies room with an adjoining mower shed and wood store. There is also a covered garden store and shed.

Directions From London, follow the A303 West to the junction with the A36 taking the exit signed to Salisbury, Warminster, Wilton & Codford, ignoring the sign to Wylve A303. On the slip road take the right fork signed to Wylve, turning right at the T junction and then immediately left to Wylve. Follow the lane into the village and immediately after the Bell Inn turn left into Church Lane past the church & turn right into St Mary's Close, the property will be at the end.

Services Mains water, electricity & drainage, calor gas fired heating and hot water

Local Authority Wiltshire Council 01722 336272 - Tax Band G

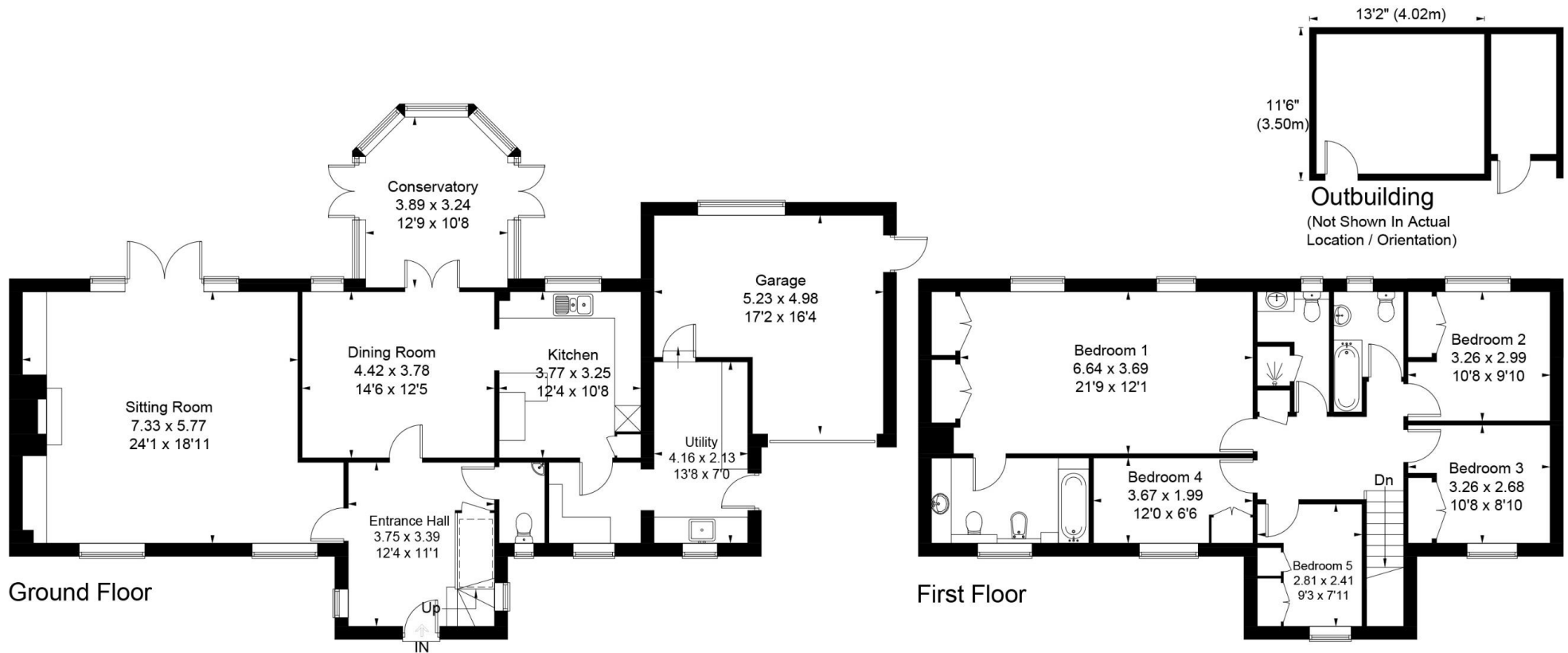
EPC Energy Efficiency Rating

Current: 48 - Please refer to the agents for the complete EPC



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Approximate Area = 220.9 sq m / 2378 sq ft (Including Garage)
 Outbuilding = 16.8 sq m / 181 sq ft
 Total = 237.7 sq m / 2559 sq ft





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