



3 BEDROOM DETACHED | MILL ROAD, WORTON, SN10 | GUIDE PRICE £540,000



## DESCRIPTION

This desirable three-bedroom detached home, offered to the market without any onward chain, is situated on a peaceful road on the outskirts of the charming Wiltshire village of Worton. Nestled amidst open countryside, it offers a perfect blend of tranquility and proximity to local amenities.

Stepping through the front door and porch, you'll be greeted by an entrance hall that leads to a spacious sitting room with a working open fireplace and triple aspect windows, flooding the room with natural light. The dining room, also with an open fireplace is equally impressive, with ample space for entertaining guests.

The kitchen/breakfast room is a great size and enjoys views of the private rear garden. It also features a separate utility room/boot room, providing access to the garage and a shower room, making it ideal for those who enjoy those long countryside walks.

Upstairs you'll find two double bedrooms, one of which has a large storage cupboard, both offering breathtaking views of far-reaching countryside and farmland. A family bathroom and a large single bedroom, currently used as a home office, complete the upstairs space.

The loft is fully boarded providing extensive storage space. Access is located from the landing with a fitted loft ladder.

The front of the house boasts a gated access driveway, providing off road parking for five vehicles and a larger than average single garage. The large private fully enclosed (Dog proof) rear garden with sunny aspects is a true gem, primarily laid to lawn with mature trees (London plane, sycamore and two silver birches) and two fruit trees, a beautifully planted border and a spacious patio. It's the perfect spot for a growing family to relax and entertain guests.





In summary, this wonderful family country home is ready and waiting for its next chapter. It offers everything you could want in a peaceful and welcoming living environment.

The charming village of Worton has a good cozy local pub in the village serving food on Friday evenings, a primary school and a Church. Numerous local foot paths as well as easy access to Salisbury Plain for walking / cycling.

A large array of amenities including shops, supermarkets, banks, building societies, bars and restaurants can be found at nearby Devizes which is approximately 4 miles away. There is also a thriving weekly market and regular farmers market.

There is an excellent selection of schools, at both primary (Keevil & Lavington Schools) and secondary levels. Successful schools in the state and private sectors include: Dauntsey's, Marlborough College, Stonar and St Mary's. Daily buses to schools from the village are available too.

The historic cities of Bath and Salisbury are less than 25 miles away. The Pewsey Vale, Stonehenge and the village of Avebury are all within approximately 20 minutes drive. Mainline railway links run from nearby Westbury, Chippenham and Pewsey to London, and the M4 motorway is easily accessible.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: E  
EPC Rating: D  
Oil fired central heating, mains drainage and electricity.

## KEY FEATURES

- No onward chain



- Large sitting room with open fireplace
- Separate dining room with open fireplace
- Two double bedrooms & large single
- Large private fully enclosed rear garden
- Desirable quiet countryside location
- Farm house style kitchen/breakfast room
- Utility/boot room & shower room
- Family bathroom
- Gated driveway, lots of parking & garage



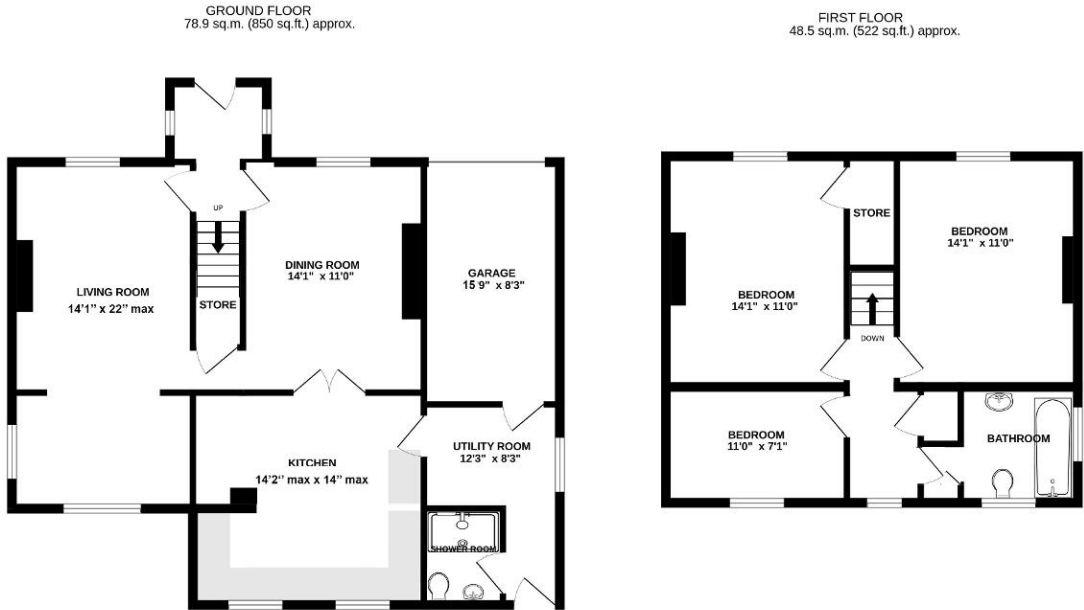


ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



TOTAL FLOOR AREA : 127.4 sq.m. (1371 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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