



2 ST MARY'S CLOSE
WYLYE, WARMINSTER

EVANS & PARTRIDGE











2 ST MARY'S CLOSE, WYLYE, WARMINSTER, WILTSHIRE, BA12 0QJ

A DETACHED FOUR/FIVE BEDROOM HOUSE IN A SMALL DEVELOPMENT OF FOUR HOUSES SET BACK FROM THE ROAD WITHIN THE ATTRACTIVE VILLAGE OF WYLYE, AND PART OF THE CRANBOURNE CHASE NATIONAL LANDSCAPE AND AREA OF OUTSTANDING NATURAL BEAUTY

OFF ROAD PARKING AND DOUBLE GARAGE
WELL ENCLOSED GARDENS
CLOSE TO THE VILLAGE PUB AND CHURCH
SMALL VILLAGE SHOP WITH THE PUB
BEAUTIFUL SURROUNDING COUNTRYSIDE AND WALKS
QUIET VILLAGE WITH GOOD ACCESS TO A303 AND A36 JUNCTION NEARBY, TAKING TRAFFIC NORTH AND SOUTH

OFFERS INVITED AROUND: £650,000 Freehold

DESCRIPTION

A detached modern house with brick elevations beneath a tiled roof, featuring a double garage and garden room extension, tucked away near the church within a small development of four houses off Church Lane, a short no-through road that narrows to a footpath. The house is approached via a gravel access serving just four detached houses, offering a peaceful setting, ample parking, and attractive front and rear gardens. Accommodation comprises an entrance hall with cloakroom, central reception hall with stairs, living room with wood burner, garden room, and a generous kitchen/breakfast room with separate utility/boot room linking to the garage. The first floor includes a principal bedroom with en suite shower room, two further double bedrooms, two single bedrooms that were formerly a double, and a family bathroom. The present owners have recently installed an air source heat pump to run the central heating and improve the EPC rating.

LOCATION

Wyllye is a small, picturesque village in Wiltshire, England, set in the Wyllye Valley within the Cranborne Chase National Landscape (formerly the Cranborne Chase Area of Outstanding Natural Beauty), an area recognised for its exceptional countryside and scenic value. The village lies along the River Wyllye, a beautiful chalk stream, around 10 miles west of Salisbury and close to the A303 and A36 junction, offering a peaceful rural setting with good accessibility. Characterised by historic cottages, period houses, and surrounding farmland, Wyllye has a strong sense of community with a village hall and children's play area, church, pub and is well placed for enjoying the wider Wiltshire countryside, nearby market towns, and attractions such as Stonehenge, Stourhead and Longleat

ACCOMMODATION

Entrance Porch

Gravel approach to a tiled porch on exposed brick posts with an external lantern style light. UPVC obscure glazed door leading to:

Entrance Hall

Ceramic tiled flooring. Window to side aspect. Pendant light point. Small pane glazed door leading to the reception hall. Panel door to:

Cloakroom	Suite comprising corner wash hand basin set into a tiled sill with tiled splash back, mirror above and a concealed water softener beneath. Low level WC. Ceramic tiled flooring. Obscure glazed window to side aspect. Ceiling light point.
Reception Hall	Staircase with balustrade to side rising to the first floor with storage recess beneath. Central pendant light point. Panel doors to living room, dining room (glazed) and kitchen breakfast room.
Living Room	Central fireplace with inset log burning stove on a raised granite hearth with display sill above and stone brick facing beneath. Recesses to either side of fireplace, one with polished granite sill and media recess beneath. Picture window overlooking the rear garden. Two ceiling light points. Aluminium frame glazed sliding door with similar glazed panel to side opening to:
Garden Room	UPVC double glazed elevations beneath a pitched glazed roof with vents, all standing on brick plinths. Fitted ceiling and window blinds. Ceramic tiled flooring. Glazed double doors opening onto the patio and garden.
Dining Room	Window to front aspect. Central ceiling light point.
Kitchen/Breakfast Room	Dual aspect with windows to front and side. Long roll top work surfaces with ceramic tiled splash back. Inset one and a half bowl sink unit with mixer tap and drainer. Range of oak fronted high and low level cupboards and drawers incorporating open display shelving and herb drawers. Integrated Neff oven and grill with microwave above. Separate four ring induction hob with concealed extractor fan and light over. Recess and plumbing for dishwasher. Space for tall fridge freezer. Space for breakfast table. Ceiling spotlights. Obscure glazed door to:
Utility Room	Two windows to rear aspect. Roll top work surface with cupboards beneath and recesses for appliances. Tall broom cupboard and shelving. Ceiling light point. Door to deep cloaks cupboard and further door to attached double garage.
Double Garage	Electric remote operated up and over door to front. Personnel door and window to rear, shelving. Light and power. Boarded loft area.
First Floor	Central landing with balustrade overlooking stairwell and reception hall. Window to rear aspect. Ceiling down lighters. Loft hatch. Door to deep airing cupboard housing hot water cylinder and plant for the air source heat pump with slatted linen shelf to one side. Further panel doors to:
Principal Bedroom Suite	Windows to front and side aspects. Built in bedroom furniture including tall wardrobes and space for double bed with arch and cupboards above. Ceiling light point and spotlight. Panel door to:
En Suite Shower Room	Wash hand basin set into roll top sill with cupboard and drawers beneath. Low level WC with concealed cistern. Curved glass and tiled shower enclosure with electric Mira Sport shower. Part tiled walls. Mirrors and down lighters. Obscure glazed window to rear aspect.
Bedroom Two	Double bedroom with window to front aspect with side view towards the church. Built in bedroom furniture including dressing table, bedside tables and corner wardrobe cupboard. Pendant light point.
Bedroom Three	Square double bedroom with wide picture window affording views to one side towards the River Wylde and surrounding water meadows and countryside. Ceiling light point. Built in furniture including chest of drawers and tall double wardrobe.
Bedroom Four	Single bedroom with window to front aspect. Central ceiling light point.

Study/Bedroom Five

Study or compact single bedroom with window to side aspect. Pendant light point. Agent's note: bedrooms four and five originally formed one dual aspect double bedroom which could be reinstated.

Family Bathroom

Matching suite comprising bath with fully tiled surround, mixer tap, overhead and hand held shower with glass screen. Pedestal wash hand basin. Low level WC. Fully tiled walls. Obscure glazed window. Mirror fronted cabinet with strip light and shaver socket above. Ceiling light point.

Outside**Front**

The property is set off St Mary's Close, a small development of four detached houses, accessed via a gravel driveway providing a set back position. To the front of the house is a large gravel area providing off road parking for three to four vehicles leading to the double garage. Level front garden laid to lawn with stone edging and pedestrian path to the front door. Ornamental tree with circular paved surround and spring bulbs. Herbaceous borders with flowers, shrubs and trees extend to both side boundaries.

Main Rear Garden

Paved terrace area with sleeper retained raised borders containing spring bulbs and plants. Wide central steps lead to a raised level lawn with specimen trees including Himalayan and wild flowering cherry trees. Herbaceous borders surround and boundaries are enclosed by a mixture of fencing with trellis above and some mature hedging. Rockery/seating area with surrounding planting to one corner. Timber glazed potting shed and screened area suitable for raised beds to opposite corner.

Services

Mains electricity, water and drainage. New air source central heating system. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Directions

BA12 0QJ

Council Tax

F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

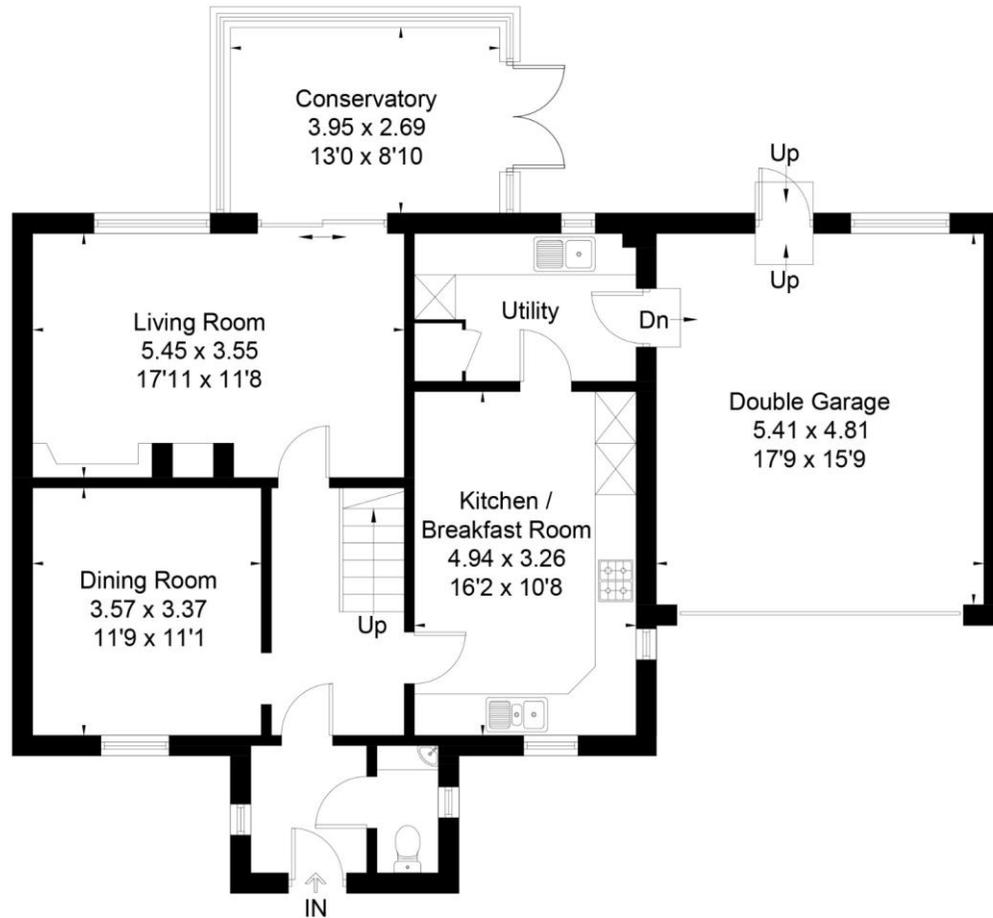
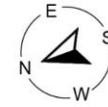
Tel. 01264 810702

www.evansandpartridge.co.uk

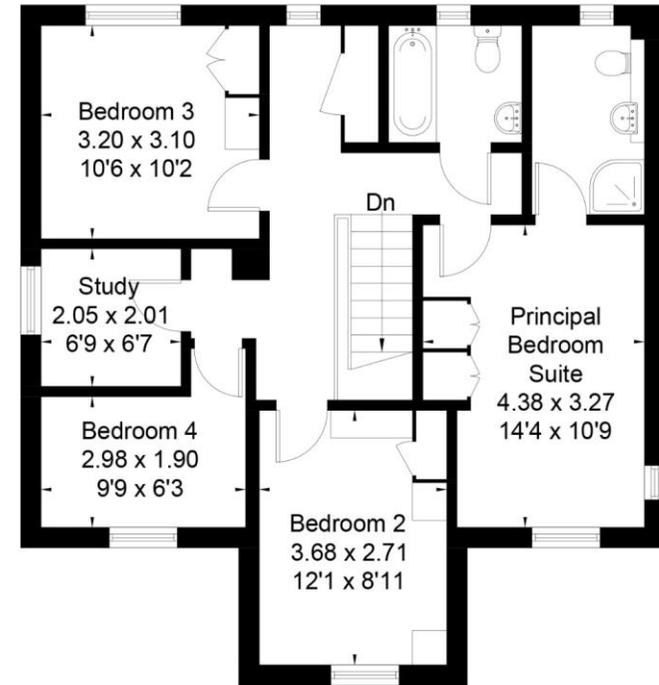
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 181.0 sq m / 1948 sq ft
(Including Garage)



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #103607

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