



Warminster Road, South Newton

Guide Price £625,000

Warminster Road, South Newton, Wiltshire SP2 0QW

- River Fronted Wiltshire Home •Beautifully Presented & Appointed Throughout
- Four Bedrooms & Two Bathrooms •Sitting Room / Dining Room & Study
- Off Road Parking & Garage •Private, South Westerly Facing Rear Garden
- Superb Countryside Views
- EPC: Awaited

THE PROPERTY

Welcome to Bayew House.

A substantial, beautifully presented, spacious home located within the highly regarded Wiltshire village of South Newton.

Offering a river fronted rear garden and a fantastic amount of flexible accommodation this superb home offers all manner of possibilities to suit all manner of buyers. Briefly comprising of an entrance hall, sitting room, dining room, kitchen/breakfast room, four bedrooms and two bathrooms all of which is presented in an immaculate fashion.

LOCATION

South Newton offers exceptional views of the countryside - ideal for walking and equestrian activities. Local amenities include a pub and a community centre. Nearby Wilton is a thriving market town with coffee shops, bakeries, a supermarket, hairdressers, a garden centre as well as Wilton Shopping Village. Pubs include the Greyhound Inn and the Pembroke Hotel Arms. Wilton is in a central location with easy access to Shaftesbury, Southampton and Bournemouth. A regular bus service runs through the centre to Salisbury.

The Cathedral city of Salisbury has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre. Salisbury 7m, Amesbury 6m. Trains to London Waterloo: Grateley 10m (100 mins), Salisbury (85 mins).



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OUTSIDE

To the front of the property is a gravelled, shared driveway that provides ample parking as well as a single garage that benefits from an up and over door, power and lighting. The rear garden is a wonderfully peaceful, attractive and colourful space that can be enjoyed throughout the seasons.

The garden is mainly laid to lawn with mature, vibrant and interesting shrub borders as well as enclosed with a mixture of hedging and fencing. The garden's party piece is the simply fabulous view of the neighbouring countryside as well as the sound and scenes of the River Wylde that can be found at the foot of the garden.

SERVICES

All mains services are connected.

TENURE

Freehold.

LOCAL INFORMATION

Wiltshire, Band F.

VIEWINGS

Strictly by appointment, only with Boatwrights.

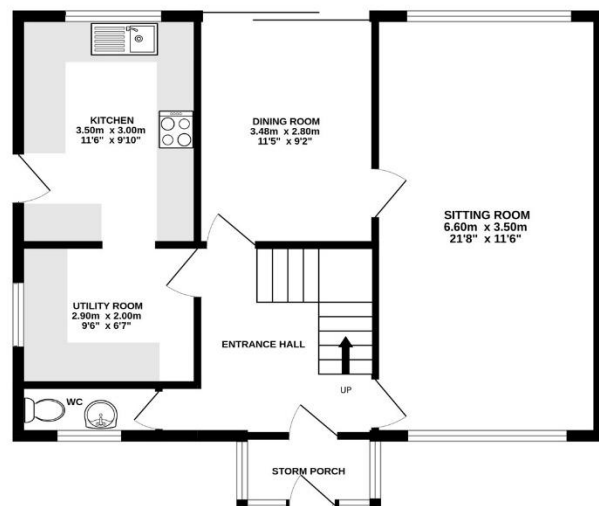
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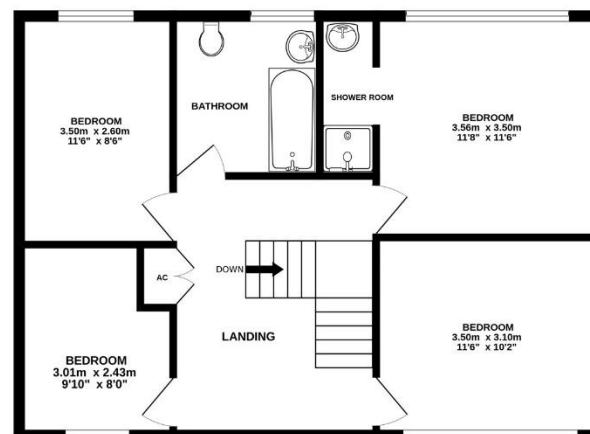




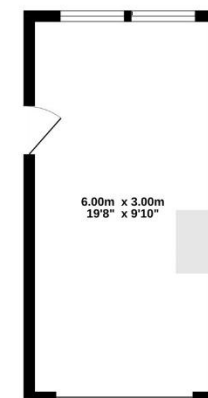
GROUND FLOOR
62.8 sq.m. (676 sq.ft.) approx.



1ST FLOOR
60.5 sq.m. (651 sq.ft.) approx.



GARAGE (NOT EXACT
LOCATION)
18.1 sq.m. (194 sq.ft.) approx.



SOUTH NEWTON

TOTAL FLOOR AREA : 141.3 sq.m. (1521 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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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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