



Oakley Road, Wilton

£490,000

Oakley Road, Wilton, Salisbury, Wiltshire SP2 0FA

- Modern Family Home Located in Heart of Development
- Great Outlook of the Countryside Beyond ·Within Reach of Local Amenities
- Kitchen/Dining Room with Access to the Garden ·Spacious Sitting Room
- Separate Utility and Downstairs WC ·Four Bedrooms, Two Bathrooms
- Garage and Parking ·Garden to the Rear ·EPC: B.

DESCRIPTION

Built in 2015 by Redrow this well-appointed detached family style home, providing all of the benefits of modern living, located in the heart of the estate with a fantastic outlook over the rooftops and rolling countryside beyond. Situated conveniently to the amenities of Wilton, as well as the Wilton Park and ride, providing a great service into the city of Salisbury, in which this property lies within the catchment for the grammar schools.

The beautifully presented accommodation includes an entrance hall, spacious kitchen/dining room, separate utility, generous sitting room, downstairs WC, four bedrooms with ensuite and built in wardrobe to the master, and a further family bathroom.

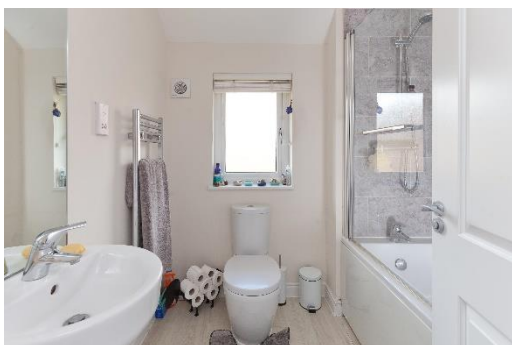
The property also benefits from a single garage with both power and light, off road driveway parking, and a private rear garden.

LOCATION

Wilton is a thriving market town with coffee shops, bakeries, a supermarket, hairdressers, a garden centre as well as Wilton Shopping Village. Wilton House sits on the edge of the town offering beautiful grounds to explore alongside the River Nadder. 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 3.5m, Amesbury 10m, Shaftesbury 17m, Southampton 26.5m. Trains: Salisbury (London Waterloo 85 mins).



SERVICES

The property is connected to mains electricity, water and drainage, as well as gas central heating.

LOCAL AUTHORITY

Wiltshire Council Tax Band E.

TENURE

Freehold





OUTSIDE

The property is located within the heart of the development where you enter a tarmacadam driveway, providing parking for a couple of vehicles, as well as access to the single garage with up and over door. There is a small front garden mainly laid to lawn and a side entrance, providing access to the rear. From the front views of the countryside beyond can be enjoyed throughout the different seasons.

The rear garden can be accessed from both the sliding doors in the kitchen/diner as well as the utility, where you step out onto a large patio, providing a great space for the garden furniture. The rest of the garden is mainly laid to lawn with a planted border bringing colour and life to the garden.

The garden is enclosed to all sides with wooden panel fencing and brick walling, providing a more private feel.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlit/land-and-property.htm

VIEWINGS

Strictly by appointment, only with Boatwrights.

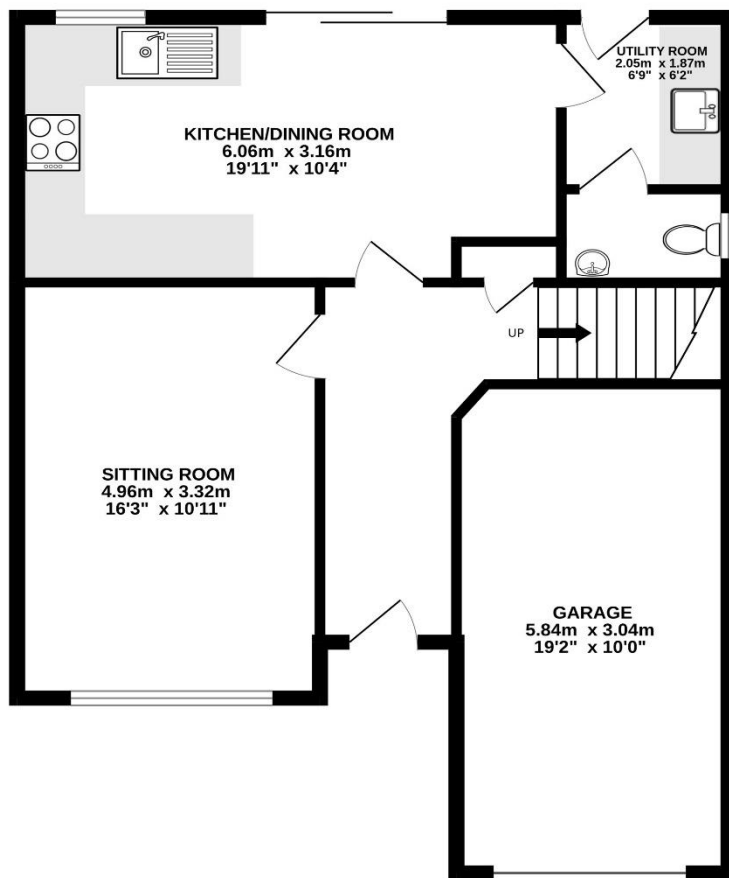
Please do get in touch to ask us about our 'Safe Viewings Guidelines'

01747 859 359. www.boatwrights.co.uk.

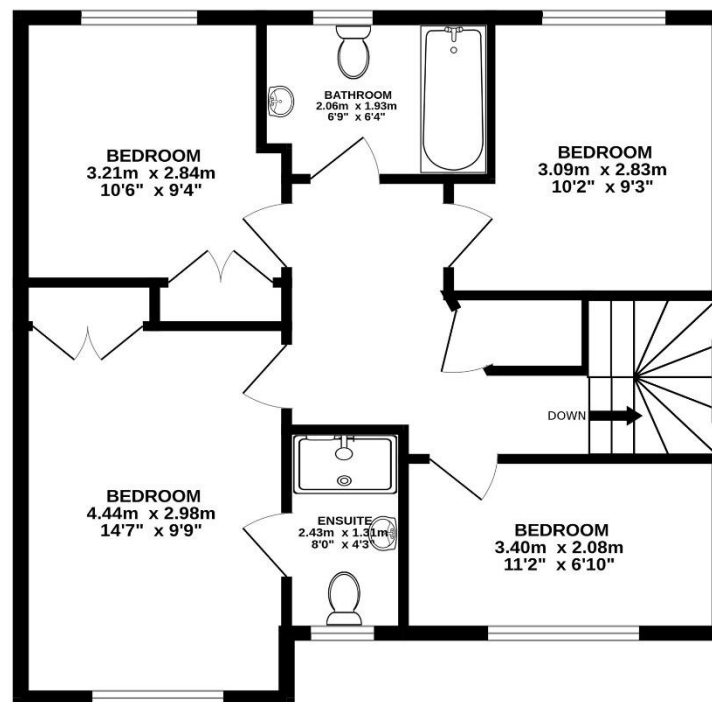




GROUND FLOOR
70.0 sq.m. (754 sq.ft.) approx.



1ST FLOOR
59.9 sq.m. (644 sq.ft.) approx.



TOTAL FLOOR AREA : 129.9 sq.m. (1398 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.
17 August 2023