

## OAK TREE HOUSE WILTON





# Oak Tree House

Hollow Lane, Wilton, Marlborough, Wiltshire, SN8 3SR

£1,100,000

Approximately 7.5 Miles to Hungerford

Approximately 9 Miles to Marlborough

Approximately 2.5 Miles to Great  
Bedwyn Railway Station

- Freehold
- Brick and Flint Fronted Detached House
- Entrance Hall
- Open Plan Kitchen/Dining Room
- Sitting Room With Feature Fireplace
- Oak Framed Sun Room
- Study
- Utility Room
- Cloakroom/W.C.
- Four Bedrooms
- Two En Suite Shower Rooms
- Family Bathroom
- Ample Drive Way
- Double Car Port With Store Room
- Beautiful Garden



## Situation

Wilton is a picturesque farming village complete with duck pond and is famous for Wiltshire's only working windmill. There is also an active pub, The Swan. Wilton is also just 10 minutes walk from the Kennet & Avon Canal and the Crofton Beam Engines. Great Bedwyn Railway Station is only a ten minute drive with links direct to London Paddington. The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.









## The Property

A handsome brick and flint fronted detached house quietly tucked away in the heart of Wilton Village.

Oak Tree House has been impeccably maintained and upgraded by the current owners. The accommodation includes a Sitting room with a feature fireplace, a Dining room and a Study with bespoke fitted cabinets.

The jewel in the crown of this home is undoubtedly the wonderful open plan hand crafted Kitchen which boasts a large central island, painted finish units and sleek work surfaces. The Kitchen is served by a useful Utility room. At the rear of the house there is an attractive oak framed garden room with French doors leading onto the sun terrace.

Upstairs, four generously proportioned Bedrooms benefit from two sumptuous en-suite Shower rooms and an equally luxurious family Bathroom.

The entire house is decorated and finished to the very highest standard with great attention to detail.















## Outside

A wide driveway at the front leads to a double width barn style car port and store room. To the rear of the house the pretty garden includes a large sun terrace and outdoor entertaining area beyond which there are neatly tended lawns, flower and shrub borders and raised beds.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Services

Mains Electricity  
Mains Water & Drainage  
Oil Fired Central Heating

Council Tax Band: G

What 3 Words Location: ///stage.fond.slim

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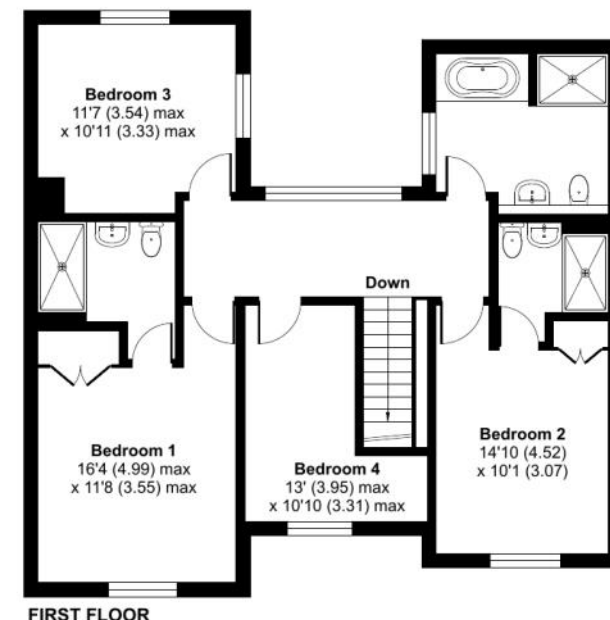
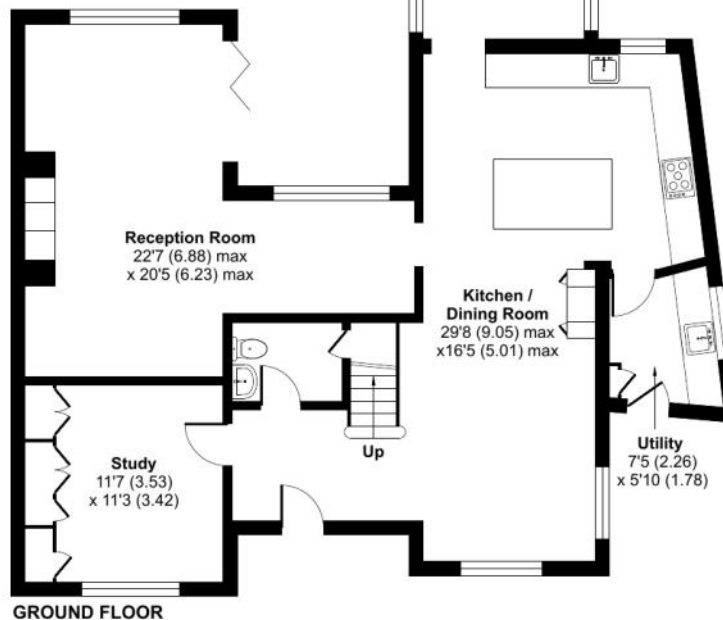
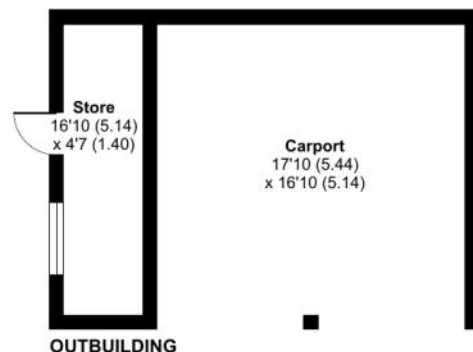
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## Hollow Lane, Wilton, Marlborough, SN8

Approximate Area = 1985 sq ft / 184.4 sq m  
Outbuilding = 77 sq ft / 7.1 sq m  
Total = 2062 sq ft / 191.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Russell Marshall. REF: 1277333. © natchecom 2025.

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