



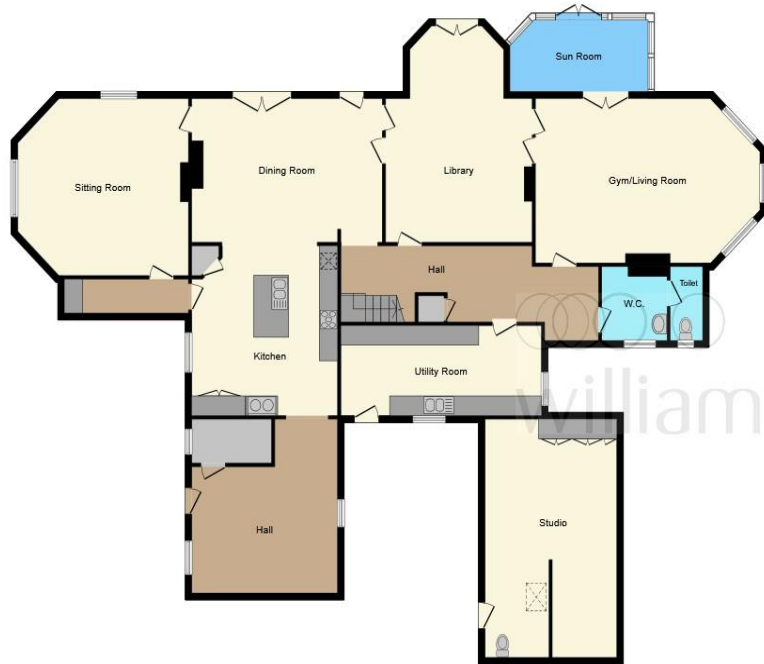
Salts Road, West Walton Wisbech PE14 7EJ

Welcome to

Salts Road, West Walton Wisbech

William H Brown is proud to present this lovely Georgian country house, set well back behind wrought iron gates, almost hidden from the road at the end of a curved high hedge and tree lined driveway. The house stands in around 1.3 acres (STS), with lovely features, such as an original part walled garden, lawn tennis court, topiaries and several impressive mature trees with preservation orders (none too close to the house). This property is surprisingly not Listed and has evolved over the years with many historic extensions/alterations. The gross floor area is around 520sqm (5600sqft), but please verify this if it is of importance. With large Georgian windows the house has a spacious light and airy feel. Significant wrap around sandstone and limestone flag patio. History: In the 13th Century the quite remarkable St Mary's Church with its detached bell tower was constructed by the Lewes Priory. The area of the village where the property stands was known as the West Walton Lewes until recently. The property was built in C1785 as a rectory for the church. A second rectory in another part of the village was later created in C1820 for a second minister.

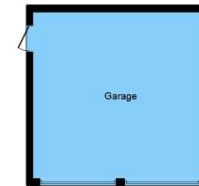




Ground Floor



First Floor



Garage

Entrance Hall

15' 8" x 12' 6" (4.78m x 3.81m)

Boiler Room

Kitchen

16' 7" x 13' 7" (5.05m x 4.14m)

Utility Room

21' 4" x 9' 1" (6.50m x 2.77m)

Dining Room

20' 4" x 13' (6.20m x 3.96m)

Living Room

18' 3" x 17' 6" Maximum (5.56m x 5.33m Maximum)

Library / Snug

20' 7" x 14' 6" (6.27m x 4.42m)

Living Space / Gym

24' x 16' (7.32m x 4.88m)

Sun Room

17' 3" x 7' (5.26m x 2.13m)

Boot Room / Wc

11' 9" x 8' (3.58m x 2.44m)

Studio

24' 9" x 14' 1" Maximum (7.54m x 4.29m Maximum)

First Floor

Bedroom One

16' x 13' 7" (4.88m x 4.14m)

En-Suite

15' 2" x 13' (4.62m x 3.96m)

Bedroom Two

17' 2" x 13' 9" (5.23m x 4.19m)

En-Suite

Bedroom Three

17' 7" x 13' 8" Maximum (5.36m x 4.17m Maximum)

Bedroom Four

13' x 12' 3" (3.96m x 3.73m)

Bedroom Five

10' 3" x 9' 2" (3.12m x 2.79m)

Bedroom Six

9' 6" x 7' 5" (2.90m x 2.26m)

Bathroom

9' 4" x 6' 5" (2.84m x 1.96m)

Outside

Double Garage

18' 8" x 17' (5.69m x 5.18m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Salts Road, West Walton Wisbech

- Detached Georgian Country House
- 1.3 Acres (STS)
- 6 Bedrooms
- Beautifully Presented Inside and Out
- Perfect Village Location

Tenure: Freehold EPC Rating: F

£900,000



view this property online [williamhbrown.co.uk/Property/WSB125770](https://www.williamhbrown.co.uk/Property/WSB125770)

Please note the marker reflects the postcode not the actual property



Property Ref:
WSB125770 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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