



📍 Willow Tree Barn On Semington Brook, Mill Road, Worton, Wiltshire, SN10 5SF

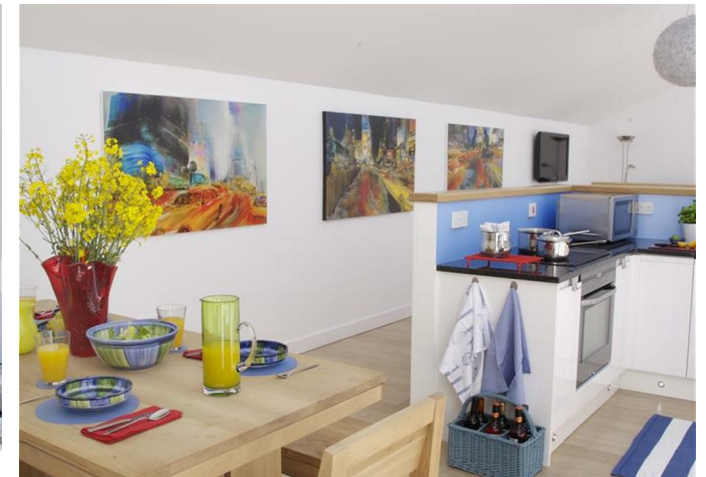
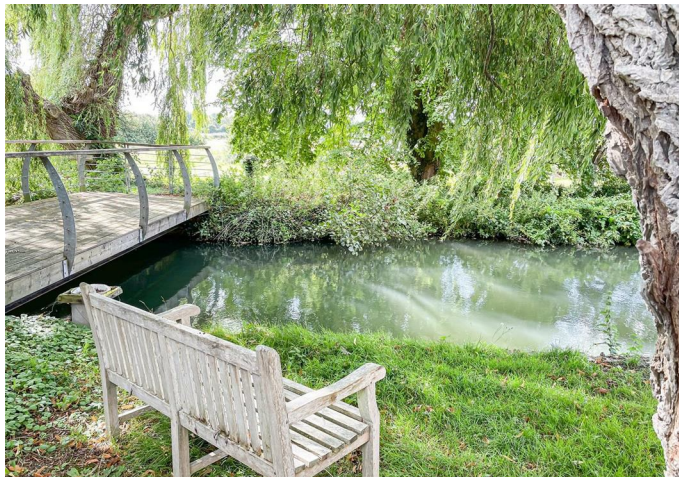
🏠 Guide Price £425,000

A stunning architect designed split level home situated right on the waters front, offering 3 bedrooms and 2 wet rooms complemented by a magnificent 1st floor vaulted kitchen/dining/living area that overlooks Semington Brook.

- A Unique Home Designed By Local Architects DRA
- Water Front Property
- Built In 2011 With Excellent Green Credentials
- Heating & Hot Water Supplied Entirely By Green Energy
- 3 Bedrooms & 2 Walk-in Wet Rooms
- High Specification Vaulted Kitchen & Living Area
- A Balcony With Far Reaching Views
- Allocated Parking For Two Cars
- No Onward Chain
- Easily Maintained Private Garden & A Bridge Over Semington Brook

🏠 Freehold

🏠 EPC Rating C



A unique 3 bedroom detached split level family home set with an enviable waterside frontage position adjoining Semington Brook and offered with no onward chain.

This beautifully designed concept barn style home was built in 2011 and finished to a very high specification, with strong eco credentials in mind that made the most of the natural environment it is located in. The heating and hot water is entirely supplied by green energy from the water sourced heat pump in the brook, and also benefits from solar thermal photo-voltaic panels and under floor heating on both floors. This stunning home won a 'Green Tourist Award' in 2013 when it was previously used as a very successful holiday cottage.

Internally, being split level, the bedrooms are on the ground floor and the living area is on the first floor in order to make the most of the waterside and countryside views. There are 3 bedrooms (2 doubles & 1 single), with the dual aspect main bedroom featuring a luxurious en suite wet room. There is also a further slightly larger family wet room on this floor (both rooms have floor to wall tiling). A wide oak staircase ascends to a most impressive open plan kitchen/dining/living area. The whole room is incredibly light being vaulted with an electric opening skylight and a number of glazed panels in the roof. Sliding doors from the sitting area open on to a wonderful balcony with reinforced glass that takes in the far reaching views beyond the willow tree and the brook to the rolling fields beyond. The kitchen has granite worktops and a range of quality integrated appliances. There is mood lighting as well as handy plinth lights. Outside, there is parking to the side of the barn for 1 car plus double gates that open into a further parking space. The garden has been designed for easy low maintenance with various seating areas and your own private decked bridge leading to countryside walks which also spans over the brook itself providing a great spot to enjoy the views.

Situation

Willow Tree Barn is situated on the edge of the village siding on to Semington Brook, and is well located in the heart of Wiltshire and only 3 miles from the historic market town of Devizes. Devizes caters for most day to day requirements whilst the larger centres of Salisbury, Swindon, Bath and Newbury are all within easy motoring distance. The M4 to the north and the A303 to the south provide fast road access to London and the West Country; main line rail services are available from Chippenham and Pewsey (Paddington just over an hour). Those with an interest in country and leisure pursuits are well catered for in the area and there is a good choice of both private and state schools in the region.

Property Information

Tenure: Freehold.

Services: Mains water, electricity. Private drainage. Central heating is provided by water source heat pumps (all 'Green Energy')

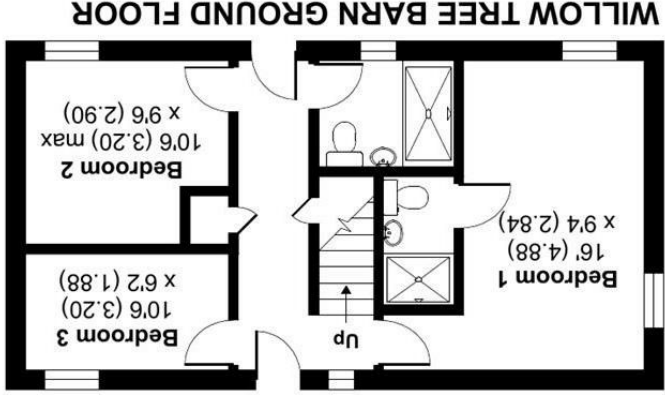
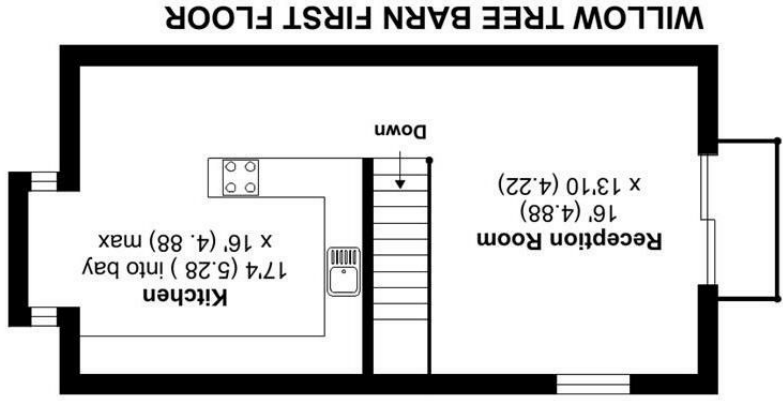
Council Tax Band: Still to be determined.




Mill Road, Worton, Devizes, SN10

Willow Tree Barn = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhocom 2023. Produced for Strakers. REF: 831400

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