





📍 Yew Tree House, 128 High Street, Worton, Wiltshire, SN10 5SE

🏠 Guide Price £715,000

A most handsome double bay fronted Victorian Villa, in excellent order, set on a generous and private plot of 1/4 an acre.

- A Stunning Renovated Period Home
- Good Sized Plot Of 0.25 Acre
- Three Generous Double Bedrooms
- Stylish Bespoke Kitchen/Breakfast Room
- Two Elegant Reception Rooms
- Electric Gated Driveway
- Ample Parking
- Double Garage With Potential Loft Room Above
- Flexible Outside Studio/Office

🏠 Freehold

🏠 EPC Rating E





An exceptional character home with a beautifully renovated interior and delightful private gardens of 0.25 acre. 'Yew Tree House' has been lovingly restored and enhanced by the current owners into the gorgeous family home that it is now. Located on the High Street of this popular village that is aligned with some fantastic period homes, this utterly charming property is a must view!

Internally, the welcoming entrance hall with travertine flooring and bespoke under stairs fitted storage unit, has a door off to the left into a bay fronted dual aspect family room with an exposed brick chimney breast, inset log burner and handmade storage cupboards. Off to the right of the hall is an impressive sitting/dining room (again dual aspect and bay fronted), stone mullioned windows, another wood burning stove with fitted storage cupboards to either side. At the rear of the house is a superb kitchen with central island/breakfast bar, a continuation of the travertine floor, double Belfast sink and French doors to the rear. The kitchen is well equipped with a 'Range style cooker,' a full height fridge and full height freezer and a dishwasher. Set off the kitchen is a boot room and then in turn a utility/cloakroom with partly wooden panelled walls. On the first floor, a smart family bathroom is complemented by three double bedrooms, two with fitted wardrobes. The principal bedroom has steps down to a luxurious refitted en suite with a roll top bath, 'his and hers' wash basins and a walk-in double width shower.

Outside, a lavender strewn pathway leads to the front door, whilst an electric 5 bar gate opens on to an expansive driveway providing ample parking. A double garage has an EV charger, light, power and external stairs to a loft room that could be utilised further. A decked sun terrace with BBQ area features an outdoor studio/office that looks back over the well tended lawn, attractive raised flower beds and greenhouse.

#### **Situation**

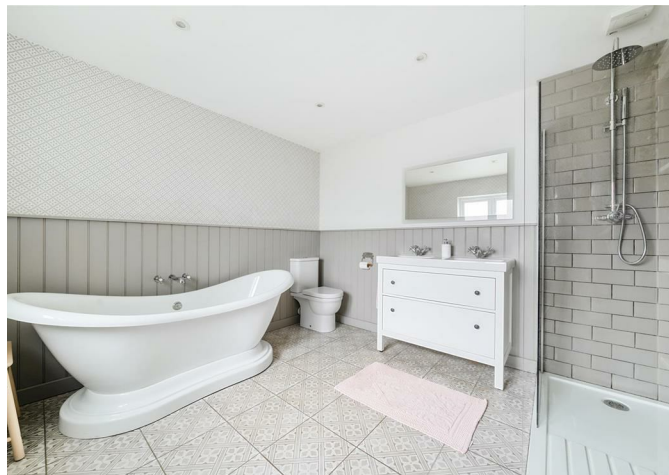
Yew Tree House is situated in the centre of this popular village. Worton is located in the heart of Wiltshire about 3 miles from the historic market town of Devizes. Devizes caters for most day to day requirements whilst the larger centres of Salisbury, Swindon, Bath and Newbury are all within easy motoring 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**

Council Tax: Band E

Services: Mains water, drainage and electricity are all connected. Oil fired central heating.

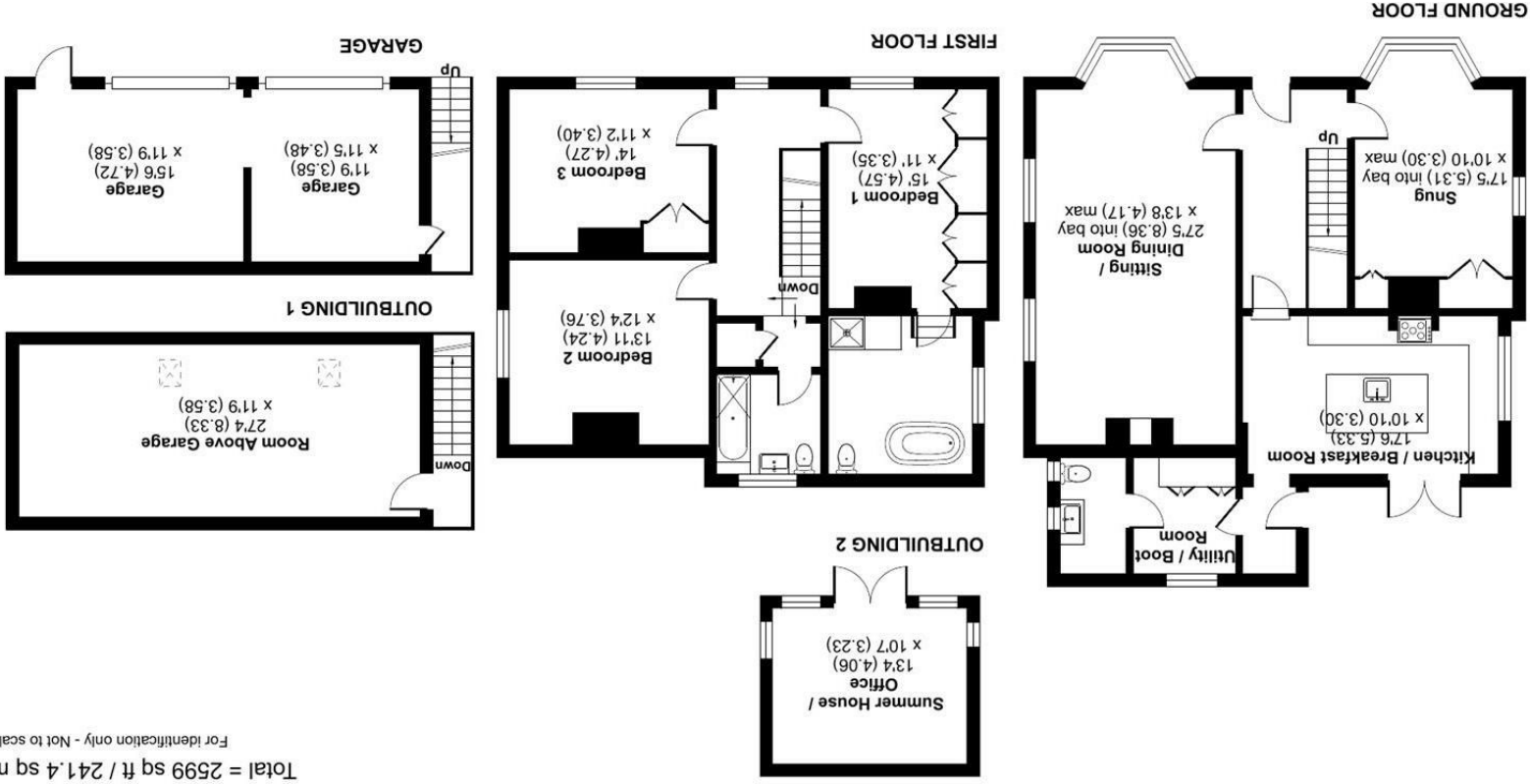
Located in a Conservation Area.



# High Street, Worton, Devizes, SN10

Approximate Area = 1807 sq ft / 167.8 sq m  
Garage = 325 sq ft / 30.1 sq m  
Outbuilding = 467 sq ft / 43.3 sq m  
Total = 2599 sq ft / 241.4 sq m

For identification only - Not to scale



**RICS**  
Certified  
Property  
Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
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