



16 Bailey Lane, Wilton, Salisbury, Wiltshire

Jordan & Mason

16 Bailey Lane, Wilton, Salisbury, Wiltshire, SP2 0FS

An immaculately presented and generous four-bedroom house which is situated within this sought-after and convenient modern development upon the edge of the historic market town of Wilton. EPC:B



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 3 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WILTON 0.6 MILES

BATH 34 MILES

NEW FOREST 14 MILES

SOUTH COAST 32 MILES

ACCOMMODATION & FEATURES

- Immaculately presented four bedroom house
- Spacious living accommodation
- Sitting room
- Kitchen/dining room
- Extensively landscaped gardens
- Four bedrooms
- Ensuite facility to master and guest bedrooms
- Ample off-road parking
- Sought-after modern development
- Viewing is essential



THE PROPERTY

This immaculately presented four bedroom house has been tastefully and neutrally decorated throughout and includes a quality open plan kitchen/dining room which enjoys an outlook over an extensively landscaped garden.

Towards the front of the property there is a generous sitting room and inviting entrance hallway gives a welcoming first impression. The four bedrooms are arranged over the first and second floors which are all generous in size and the principal bedroom on the first floor has a luxury ensuite.

The guest provision on the second floor has a generous shower room and this property would be well suited to family living or guests alike. Our clients have invested significantly within the gardens to include beautiful areas of terrace with seating areas and well-stocked beds.

This attractive development sits upon the edge of the historic town of Wilton and there is ample parking provision with two allocated spaces. Viewing is highly recommended.



OUTSIDE

At the front of the property there is off-road parking and at the rear there are extensively landscaped gardens and gated rear access. Within the garden there is also a timber shed.



LOCATION

The development lies just half a mile from the centre of the historic market town of Wilton which was the ancient capital of Wessex, noted for Wilton Royal Carpets, is home to the Earl of Pembroke and the family home of Wilton House.

There is much history to the town which blends with the bustling market, eclectic mix of shops and local facilities which include schools, churches, public transport, tennis courts, children's play parks and a shopping centre.

The Pembroke Arms is a noteworthy hotel and public house which also supports beautiful gardens with highly regarded Nole Pizza's. There are a number of other eateries and public houses within the town which give it an inviting atmosphere with a good sense of community.



SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





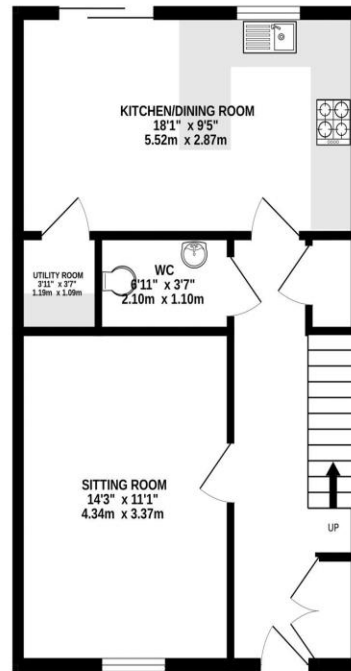
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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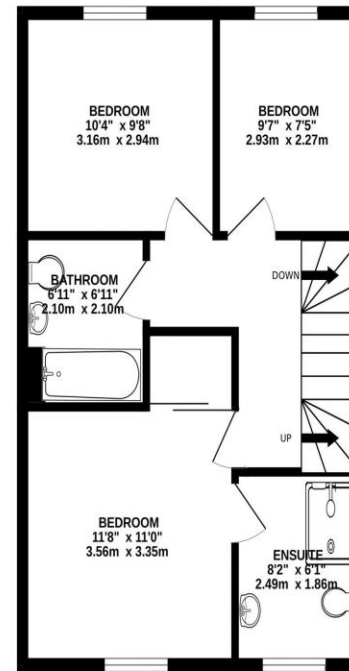
DIRECTIONS

Leave Salisbury along the A36 Wilton Road and proceed in a westerly direction towards Wilton. At the roundabout turn right taking the third exit and continue up the hill. After a short distance turn right into Bailey Lane and follow the road around to the right. The property can be found on the right hand side.

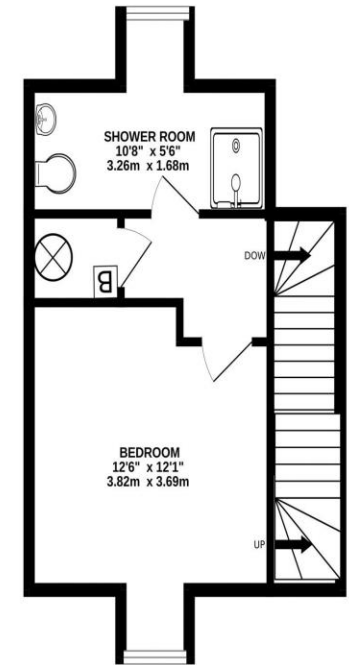
GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Salisbury

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Multi-award-winning Salisbury estate,
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Mason