









WYNESHORE HOUSE

West Lavington, Wiltshire, SN10 4LW



AN IMPRESSIVE FAMILY HOUSE WITH COTTAGE, ANNEXE AND BEAUTIFUL MATURE GARDENS

Wyneshore House is a substantial village property privately situated
in West Lavington and well placed for Dauntsey School.

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Services: Mains water, electricity and drainage. Oil heating. Electric Aga.
Local Authority: Wiltshire Council
Council Tax Bands: House H, Annexe A
Tenure: Freehold
Postcode: SN10 4LW
What3words: ///duty.appraised.childcare



SITUATION

Wyneshore House is an attractive property located on White Street in the popular village of West Lavington. The village has a shop, a public house, a doctor's surgery, a primary school and Lavington School. The well-regarded school, Dauntsey's is in the centre of the village. Other popular schools in the area include Marlborough College, Warminster School and St Mary and St Margaret's in Calne.

The attractive market towns of Devizes and Marlborough are within easy access and provide a comprehensive range of recreational, educational and shopping facilities. The cathedral city of Salisbury and the Roman City of Bath are within 25 miles and there are stations at Pewsey, Chippenham and Westbury providing access to London Paddington.



THE PROPERTY

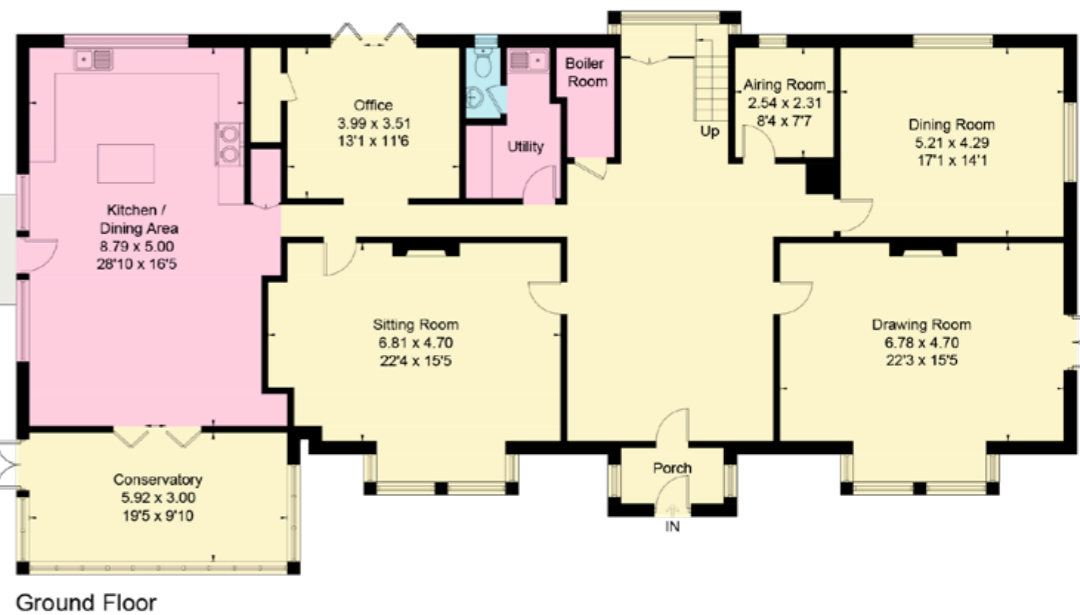
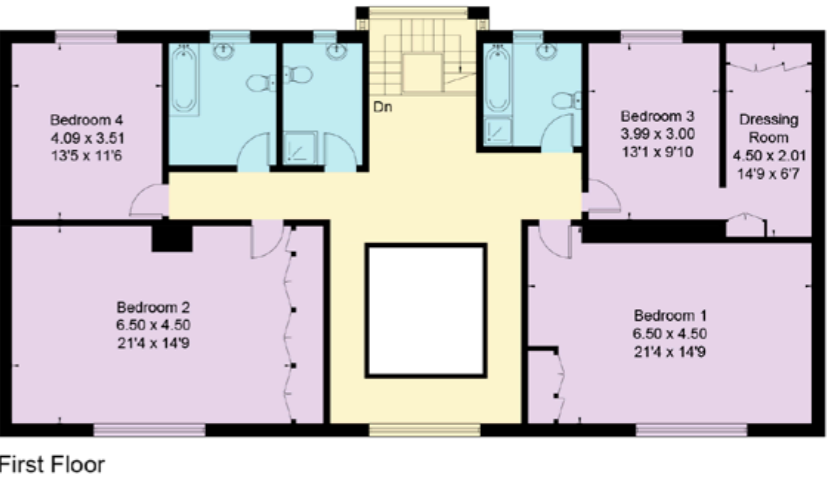
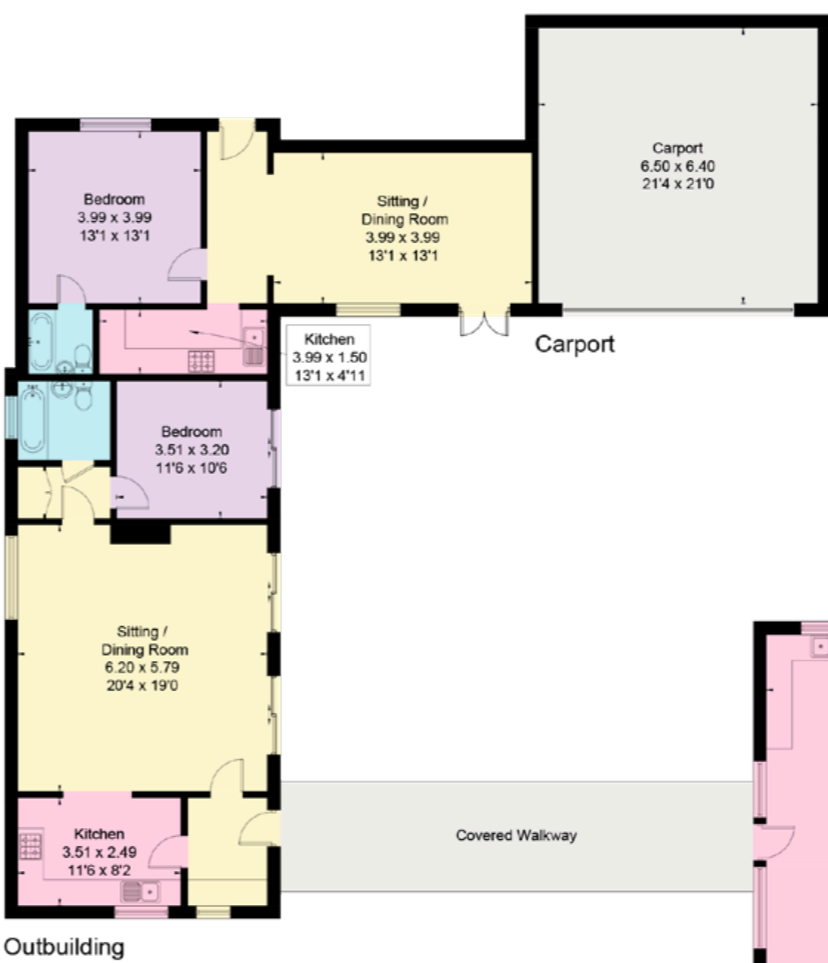
Wyneshore House is a substantial property of over 6,000 sq/ft and built in 1983, it sits centrally within its private grounds of about 3.17 acres. The versatile accommodation offers light and well-proportioned rooms and includes an impressive hall with galleried landing and wooden staircase. There is an attractive kitchen with an Aga and island which leads to a south-facing conservatory which overlooks the pretty garden.

There is an elegant drawing room and sitting room each with open fires and bay windows. On the first floor there are four bedrooms and three bathrooms. A covered walkway leads to a fantastic cottage and annexe which provide excellent self-contained guest/family accommodation and could also be let to provide income.



GARDENS AND GROUNDS

The wonderful mature gardens are incredibly private and are mainly laid to lawn with a variety of mature shrubs, borders and trees. Beyond the formal garden there is a vegetable garden and fenced paddock. There is an area of woodland on the other side of the lane. Within the courtyard there is a carport for two cars and lapsed planning for a three-bay garage with room above (expired in January 2024). The house is accessed via a pair of five-bar gates leading to a sweeping drive with a turning circle.



Approximate Gross Internal Area
Main House = 404 sq m / 4349 sq ft
Outbuilding = 124 sq m / 1337 sq ft
Total = 528 sq m / 5686 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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