



Millers Close, Wylfe

O.I.E.O £299,000

Granary Cottage, Millers Close, Wylve, Wiltshire BA12 0RA

- Located in no Through Cul De Sac Location
- Within Reach of Village Amenities
- Large Sitting/Dining Room with Access into Garden
- Three Bedrooms
- Family Bathroom, Plus Downstairs WC
- Enclosed Garden with Access to the Parking
- Single Garage & Off-Road Parking
- EPC: F.

DESCRIPTION

Located in the heart of the village, within a quiet cul de sac location, this character property, once a working Granary; now a well appointment family style home, within reach of the village amenities and several countryside walks.

The well presented accommodation includes a welcoming entrance hall, kitchen, which leads into a large sitting room, providing ample space for dining and sitting facilities, a downstairs WC, three bedrooms, one with built in storage, family bathroom and airing cupboard.

Externally there is a garden to the rear, single garage and parking.

LOCATION

The highly desirable village of Wylve is situated within an area of Outstanding Natural Beauty and benefits from some simply gorgeous scenery. Local amenities include a post office, village shop, church, village hall and The Bell Inn public house. Wylve also offers excellent road links being only 1 mile from the A303 and the A36 bypasses the village providing access to Salisbury and Warminster both approximately 12 miles from the village.

The Cathedral city of Salisbury has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors' surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre.

A303 (London/Exeter) 1m, Salisbury 12m, Warminster 12m, Tisbury 10m . Trains: Tisbury (London Waterloo 110mins), Salisbury (London Waterloo 85 mins), Warminster (Bristol Temple Meads 48mins).



SERVICES

The property is connected to mains electricity, water and drainage. There is gas central heating via a communal gas tank for the cul de sac, each property being metered separately.

LOCAL AUTHORITY

Wiltshire Council Tax Band D.





OUTSIDE

The property is located in a quiet cul de sac location, where there is a small paved area to the front leading up to the front door. To the rear is a tarmac driveway providing access to the single garage with up and over door, power and lighting, along with room for parking in front. A gate leads you into the rear garden.

The rear garden can also be accessed from the sitting/dining room via the double doors, where you step out onto a large, modern fitted patio, providing a fantastic space for the garden furniture. The rest of the garden is mainly laid to lawn with pathway in the centre providing easy access to the parking and garage.

The garden is enclosed with a mixture of wooden panel fencing and a wall.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

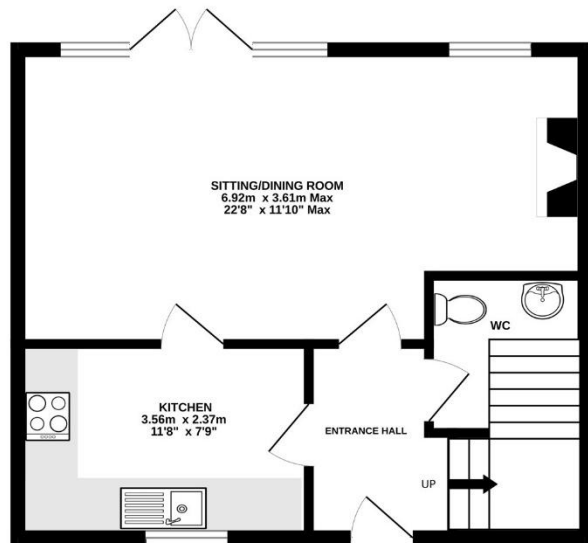
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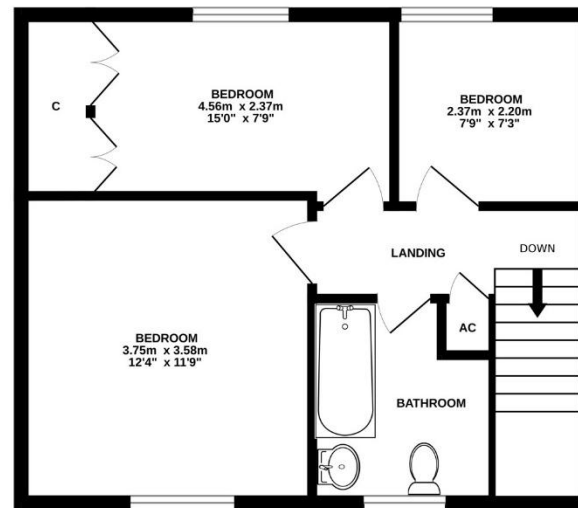




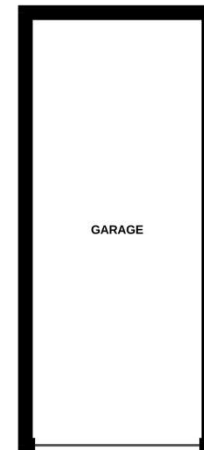
GROUND FLOOR
40.8 sq.m. (439 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (446 sq.ft.) approx.



GARAGE



MILLERS CLOSE, WYLYE

TOTAL FLOOR AREA : 82.2 sq.m. (885 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

18 January 2025