





Wylfe House, Warminster Road, South Newton, Salisbury, Wiltshire, SP2 0QD

What 3 Words: ///channel.muted.dividers



Key Features

- Detached Family Home
- Popular Village Location
- Three Reception Rooms
- Three Bedrooms
- Ample Off Road Parking
- Garage and Outbuildings

Tenure: Freehold | **EPC Rating:** Awaited | **Council Tax Band:** E

Services: Mains electricity, water and sewage. Oil fired central heating.

Location

South Newton offers exceptional views of the countryside - ideal for walking and equestrian activities. Local amenities include a pub and a community centre. Nearby Wilton is a thriving market town with coffee shops, bakeries, a supermarket, hairdressers, a garden centre as well as Wilton Shopping Village. Pubs include the Greyhound Inn and the Pembroke Hotel Arms. Wilton is in a central location with easy access to Shaftesbury, Southampton and Bournemouth. A regular bus service runs through the centre to Salisbury. 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. Salisbury 7m, Amesbury 6m. Trains to London Waterloo: Grateley 10m (100 mins), Salisbury (85 mins).

Inside the Home

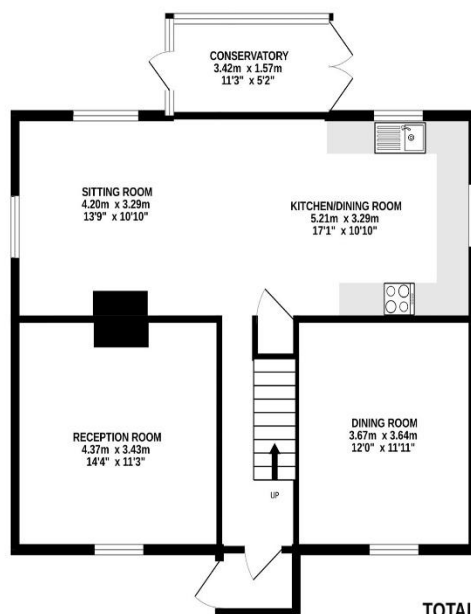
A substantial, beautifully presented and spacious home situated within the highly regarded Wiltshire village of South Newton. Offering a fantastic amount of flexible accommodation, this superb property provides a wealth of possibilities to suit a variety of buyers. The property has been lovingly maintained by the current owners over the years and is presented in immaculate condition throughout, offering a wonderful opportunity for the new owners to simply move in and enjoy. The property is also offered for sale with ****no onward chain****. The ground floor accommodation comprises a welcoming entrance hall, two well-appointed reception rooms and a spacious kitchen/diner with an open-plan living area, which leads through to a conservatory with direct access to the garden. Upstairs, there are three generous double bedrooms, a large family bathroom and ample storage throughout. One of the property's real highlights is the exceptionally large, fully boarded loft space. Offering excellent potential for conversion into an additional bedroom or living space, subject to the necessary planning permissions and consents. To the front left of the property, a shared driveway provides access through gates to your own private parking. There is also a single garage with an up-and-over door, power and lighting, as well as a large workshop, providing excellent additional storage or workspace. The rear garden is wonderfully peaceful, level and spacious. It is mainly laid to lawn, with several patio areas providing plenty of space for outdoor seating and entertaining. There are several countryside walks available straight from the doorstep, including the beautiful Grovely Woods, making this an ideal location for those who enjoy the outdoors.

Outside Space

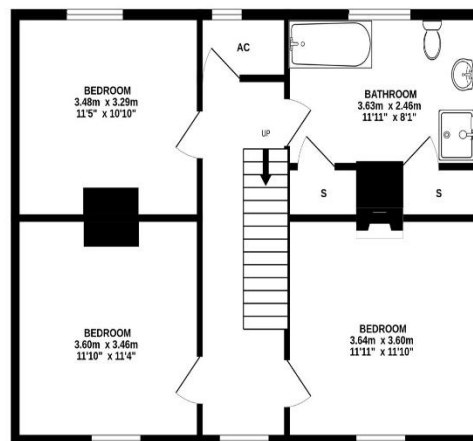
To the front left of the property, a shared driveway provides access to gates leading to your own private parking, with plenty of space for several vehicles. There is also a single garage with an up-and-over door, power and lighting, together with a large workshop, providing excellent additional storage or workspace. The rear garden is wonderfully peaceful, level and spacious. Mainly laid to lawn, it also benefits from several patio areas, providing plenty of space for outdoor seating and entertaining. There are several beautiful countryside walks available directly from the doorstep, including the picturesque Grovely Woods, making this an ideal location for those who enjoy walking and the great outdoors.



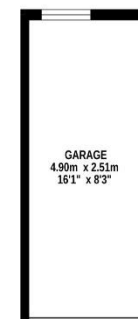
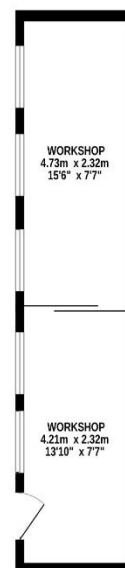
GROUND FLOOR
72.0 sq.m. (775 sq.ft.) approx.



1ST FLOOR
63.7 sq.m. (685 sq.ft.) approx.



OUT BUILDING
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 168.7 sq.m. (1815 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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09 October 2026