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ESTATE AGENTS



Sold

Appleby
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FOR SALE
01235 710 046

4 BEDROOM DETACHED | HIGH STREET, WORTON, SN10 | OFFERS OVER £475,000

DESCRIPTION

Milestone Cottage is a newly constructed detached family home ideally situated within the highly regarded village of Worton. This beautiful property has been designed to the highest standards and offers superbly proportioned, light and airy living space with a delightful aspect to the surrounding countryside. The first floor comprises four good size bedrooms, smartly appointed bathroom and an en-suite wet room to the master bedroom, whilst downstairs the spacious dual aspect kitchen / breakfast room proves to be the heart of the home with integrated appliances, a useful utility room and bi-fold doors opening to the rear garden. The reception hallway with under stairs cloakroom leads through to two reception rooms, with the sitting room again providing bi-fold doors to the rear and benefitting from a chimney breast ideal for a wood burning stove. Notable features of this well-appointed home include PV-panels which contribute to a high EPC "B" rating, underfloor heating, zoned heating control, planning permission for a garage and attic trusses designed to allow potential conversion of the loft space. Externally there is ample off-road parking for up to five vehicles to the front and side, whilst to the rear the private garden proves to be a wonderful blank canvas for those with green fingers.

The charming village of Worton has a public house, a primary school and a Church. A large array of amenities including shops, supermarkets, banks, building societies, bars and restaurants can be found at nearby Devizes which is approximately 4 miles away. There is also a thriving weekly market and regular farmers market. The historic cities of Bath and Salisbury are less than 25 miles away. The Pewsey Vale, Stonehenge and the village of Avebury are all within approximately 20 minutes drive. Mainline railway links run from nearby Chippenham and Pewsey to London, and the M4 motorway is easily accessible. There is an excellent selection of schools, at both primary and secondary levels. Successful schools in



the state and private sectors include: Dauntsey's, Marlborough College, Stonar and St Mary's.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: Yet to be rated

EPC Rating: B

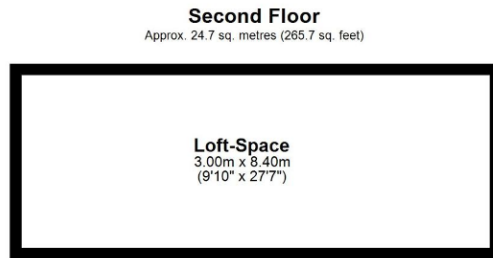
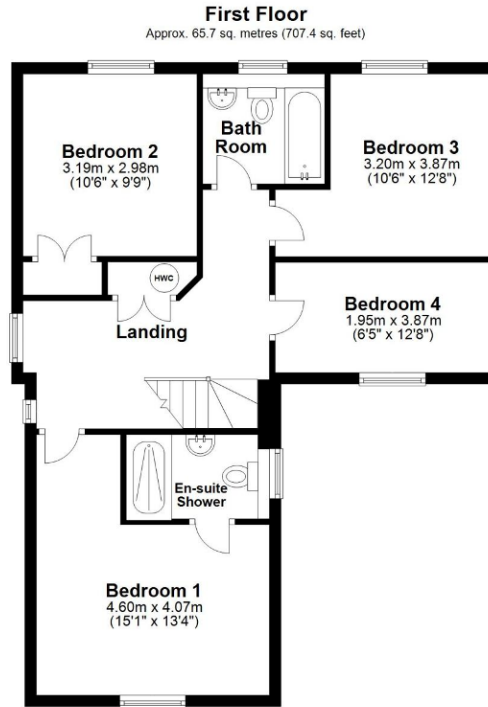
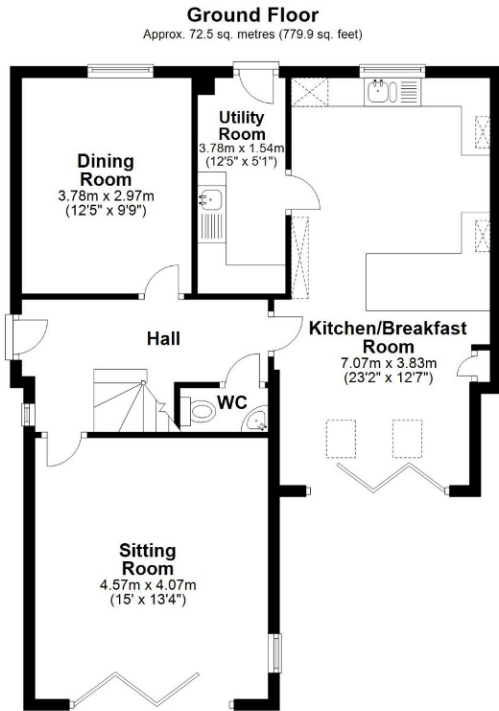
Mains electricity, water and drainage connected, oil fired central heating with external boiler.

KEY FEATURES

- Individually designed detached new build
- En-suite wet room to master bedroom
- Stunning kitchen / breakfast room
- Planning granted for garage
- Under floor heating
- Four bedrooms
- Two reception rooms
- 10 Year LABC structural warranty
- Photovoltaic panels
- Integrated appliances







Total area: approx. 162.9 sq. metres (1753.0 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	93 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910

E-mail: help@applebyandtownend.co.uk

Web: www.applebyandtownend.co.uk