



Wyneshore House, SN10 4LW

Winkworth



WYNESHORE HOUSE, WHITE STREET, WEST LAVINGTON, WILTSHIRE, SN10 4LW

Winkworth is delighted to present this impressive and stylish detached house, tucked away in the popular Wiltshire village of West Lavington. Built by Chivers in 1983 to a very high spec, Wyneshore House sits in beautiful, formal gardens with spectacular views over the surrounding countryside and represents a rare opportunity to acquire a substantial family home within walking distance of the village shop, pub and the very popular Dauntsey's School, as well as offering direct access to country footpaths and bridleways. Accommodation in the property is spacious and flexible. The main house has four bedrooms and four reception rooms, but this is enhanced considerably by the Annex and The Cottage, both self-contained units which offer two further bedrooms, two further reception rooms and each with their own modern kitchens and bathrooms. Ideal for hosting guests, multi-generational living or a useful additional income stream.

The extensive grounds include beautifully tended gardens, a pony paddock and plenty of space for a tennis court and swimming pool (subject to the necessary permissions).

The property is approached by a sweeping driveway with turning circle to the front door. On entering the property you find yourself in a large entrance hall with beautiful wooden staircase which opens up to the galleried landing. Light pours in from the large window above. The kitchen is a huge, modern, family kitchen/breakfast room which extends out to the conservatory and the pretty gardens beyond. There is also a study, large drawing room with French windows to the gardens and open fire, dining room and family sitting room, all boasting high ceilings and elegant proportions. Perfect for all kinds of entertaining, or separate family spaces.

Upstairs are four large double bedrooms each with their own personality and each providing calm and tranquil sleeping spaces with fitted cupboards and lovely views. The three bathrooms service the bedrooms with baths and showers, all accessed from the expansive landing area.

Across the courtyard from the main house are the Annex, which comprises of a sitting room, double bedroom, shower room, and galley style kitchen and The Cottage, which has a very homely sitting room, open hatch into a good sized, modern kitchen, double bedroom and ensuite bathroom. There is a good utility space as you enter the Cottage for washing and coat and boot storage.

Outside the lovely gardens surround the property providing different spaces for a variety of activities and a number of attractive vistas. There is a good mix of wilder areas and more formal spaces, a vegetable patch, and specimen trees. A post and rail fenced pony paddock is found to one side. In the courtyard is a large, double car port for under cover parking. Offered with no onward chain.

LOCATION

West Lavington is a popular village situated to the South West of the Vale of Pewsey. The village has two public houses, a village shop and a doctor's surgery as well as an excellent primary school, with Lavington School for Seniors. The private sector is well represented by Dauntsey's which is in the centre of the village. Marlborough College, Warminster School and St Margaret's and St Mary's Calne are all within a thirty minute drive.

The surrounding countryside is extensive, offering first class opportunities for walking, riding and cycling on Salisbury Plain. Devizes is just five miles away and has a variety of shops, supermarkets and restaurants to suit all tastes and budgets as well as a sports centre, several private gyms, library and cinema (reopening 2024/25). Salisbury and Bath are both within 25 miles and the railway stations at Pewsey, Chippenham and Westbury are all within half an hour (London Paddington circa 70 minutes).

DIRECTIONS

From the Market Place in Devizes leave on Long Street and continue down the Potterne Road (A360) towards Salisbury. Drive through the villages of Potterne and Littleton Panell and into West Lavington. Towards the end of the village and opposite a large pair of wooden gates set in a wall, turn right into White Street. The entrance to Wyneshore House will be found shortly on the left hand side.

SERVICES

- Mains, Water, Electricity and Sewage
- Oil Fired Central Heating
- Main House EPC Band E
- Annexe C in this area.



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AT A GLANCE

- Entrance Hall
- Sitting Room with open fireplace
- Drawing Room with open fireplace
- Office
- Dining Room
- Conservatory
- Kitchen/Breakfast room with Aga
- Cloakroom/WC
- Utility Room
- Galleried Landing
- Master bedroom
- Three further double bedrooms
- Two family bathrooms
- Family Shower Room
- Formal gardens to the front and rear
- Double car port
- Separate one-bed cottage
- Separate one-bed annex
- Paddock





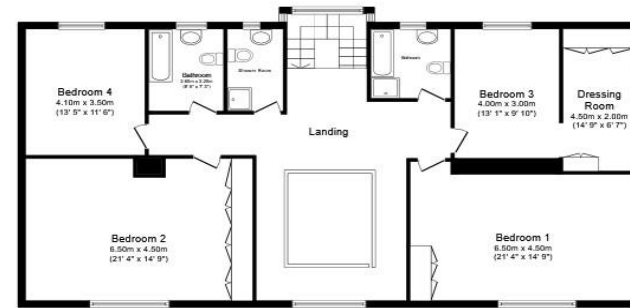
Annex



Cottage



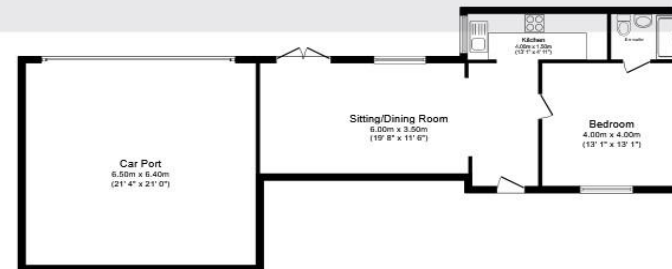
Ground Floor



First Floor



Cottage



Annexe

Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
69-81	C		
55-69	D		
49-55	E		
41-49	F		
35-41	G		
<small>Very energy efficient - A++ energy rating</small> <small>Most energy efficient - A energy rating</small> <small>Best energy efficient - A++ energy rating</small>		67	45
<small>England, Scotland & Wales</small> <small>EU Directive 2002/91/EC</small>			

Total floor area 561.4 m² (6,043 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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