

OAK ASH GREEN, WILTON, SALISBURY, WILTSHIRE, SP20RR

£1,150,000 FREEHOLD

Winkworth

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The Paddock is an exceptional detached family home, offered to the market for the first time since its construction. Beautifully maintained and thoughtfully enhanced by the current owner, it offers spacious, impeccably presented accommodation, perfectly suited to modern family living and entertaining.

An inviting entrance hall with recently updated flooring throughout the ground floor leads to a study and cloakroom. The elegant dining room features a bay window and attractive fireplace, with double doors opening into an impressive sitting room extending to over 15 metres in length. Flooded with natural light, this superb reception space enjoys bi-folding doors opening onto the terrace, creating a seamless connection between the house and garden.

The recently refitted kitchen is a real focal point, combining elegant styling with quality finishes and bi-folding doors leading onto the terrace. A separate utility room provides access to the integral double garage.

The first floor offers a spacious landing with a reading area, two double bedrooms with fitted wardrobes and ensuite facilities, a further double bedroom, a recently refurbished family bathroom, and an impressive principal bedroom featuring a floor-to-ceiling picture window overlooking the rear garden.

A substantial detached double garage with electric roller doors is complemented by a bright first-floor studio, ideal as a home office, gym or hobbies room, together with an adjoining workshop.

Approached through brick pillars, the property benefits from a block-paved driveway providing ample parking for several vehicles. The south-west facing rear garden is a particular highlight, offering a high degree of privacy and beautifully landscaped grounds with extensive split-level terraces, an attractive water feature and generous lawned areas, creating an exceptional setting for both entertaining and relaxation.

The Paddock represents a rare opportunity to acquire a substantial family home in one of Wilton's most desirable residential locations. Viewing is highly recommended to appreciate the quality, space and lifestyle this outstanding home has to offer.

AT A GLANCE

Sitting room

Dining room

Kitchen/breakfast room

Study

Utility

Four double bedrooms

Three ensuites

Family bathroom

Integral double garage

Double garage and workshop with studio above

Gardens and parking

LOCATION

Situated a short distance from the centre of this historic market town, within walking distance of all local facilities. Wilton, the former ancient capital of Wessex, is renowned for being the current home of the Earl of Pembroke and his family residence, Wilton House and its Italianate church.
The town gained international recognition through its carpet weaving and the transformation of the Wilton carpet factory into a well-equipped shopping centre. While preserving much of its history and character, Wilton caters to modern shoppers with ample parking and amenities. The town features a market, a variety of shopping facilities, and noteworthy independent shops, including an excellent bakery, hardware store, florist, a selection of cafes, and public transport links to Salisbury. Additionally, Wilton has a park-and-ride facility located on the town's outskirts.
For those with outdoor interests, the area offers superb cycling, local walking routes, riding stables and regular events at Salisbury racecourse.

DIRECTIONS

What3Words-wedding.unpainted.bossy

From Salisbury, leave the city centre via Castle Street and at the roundabout on the ring road, take the first exit. Continue on the A36 towards Wilton. At the crossroads in the centre of Wilton, turn left onto South Street. Follow the road past the turning for Burcombe Lane, and the entrance to Oak Ash Green can be found on the right. Follow the drive through the cul-de-sac, and the property can be found towards the top on the right-hand side.

EPC Band C

Council Tax Band G

Upvc double glazing and gas central heating

Mains Drainage

Ultrafast Broadband available

Mobile coverage limited inside with EE, Three, O2 and Vodafone.

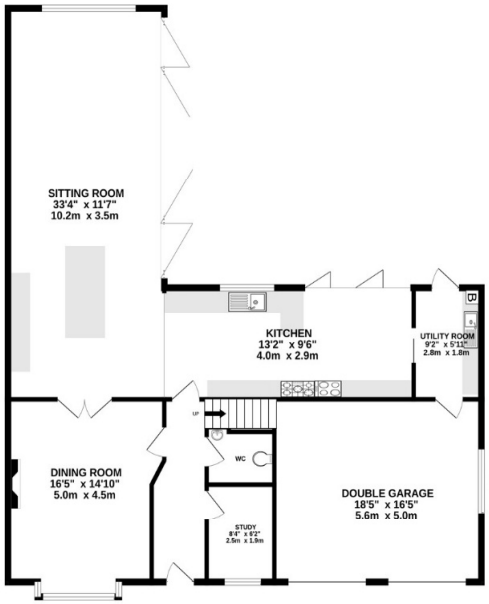
Mobile coverage outside likely with EE, Three, O2 and Vodafone.



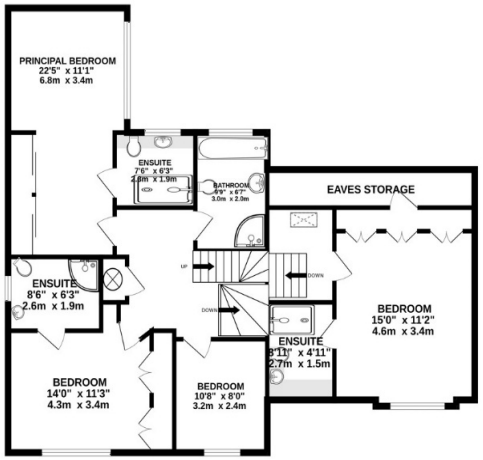




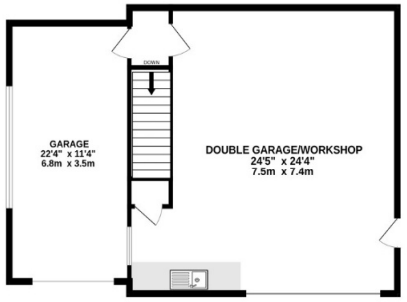
GROUND FLOOR
1430 sq.ft. (132.9 sq.m.) approx.



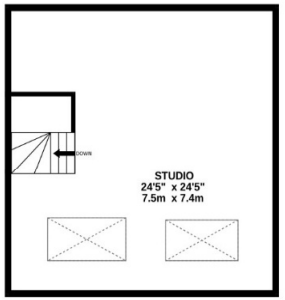
1ST FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



GARAGE/WORKSHOP
838 sq.ft. (77.9 sq.m.) approx.



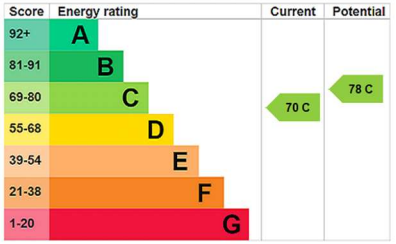
STUDIO
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 4004 sq.ft. (372.0 sq.m.) 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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