



**A COTTAGE DELIGHT GUIDE PRICE £325,000 FREEHOLD**

**Winkworth**



## OAKBEAMS, 48 HIGH STREET, ERLESTOKE, WILTSHIRE, SN10 5UA

**\*\* For sale by online auction \*\* Pre-Auction offers considered \*\***  
Dating back to 1710, Oak Beams sits proudly in the popular village of Erlestoke. A pretty grade II listed period property which offers quirky and characterful interior and a glorious garden.

- Buyers Fee Applies
- Auction Pack Available On Request
- Auction Date - Wednesday 20<sup>th</sup> March 2024

### AT A GLANCE

- Entrance hallway
- Sitting room with exposed beams and log burner
- Dining room with log burner
- Kitchen
- Utility room
- W/c

### Upstairs:

- Two double bedrooms
- Shower room
- Attic room (in use as a third bedroom)

### Outside:

- Single detached garage and off street parking
- Summer house
- Piggery
- Particularly large and private rear garden with several fruit trees and backing onto Erlestoke golf course.



**AGENTS NOTE:** Planning permission was previously granted for a further single storey extension to the rear of this property, and work has been recognised on the Wiltshire Council website. The application reference is 2000/00576/FP

### SERVICES

Combi boiler oil fired central heating  
mains electricity, water and drainage  
Wiltshire Council Tax Band E  
Grade II Listed so EPC exempt

## AUCTION PROCESS

This property is for sale via online auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of vat of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of vat. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice.

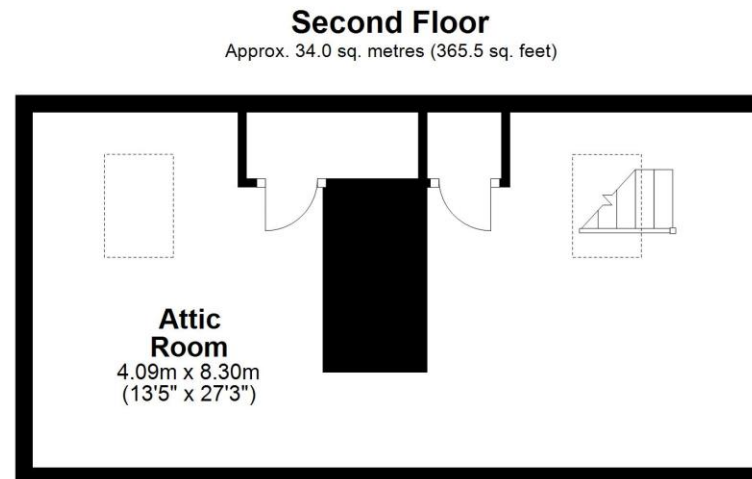
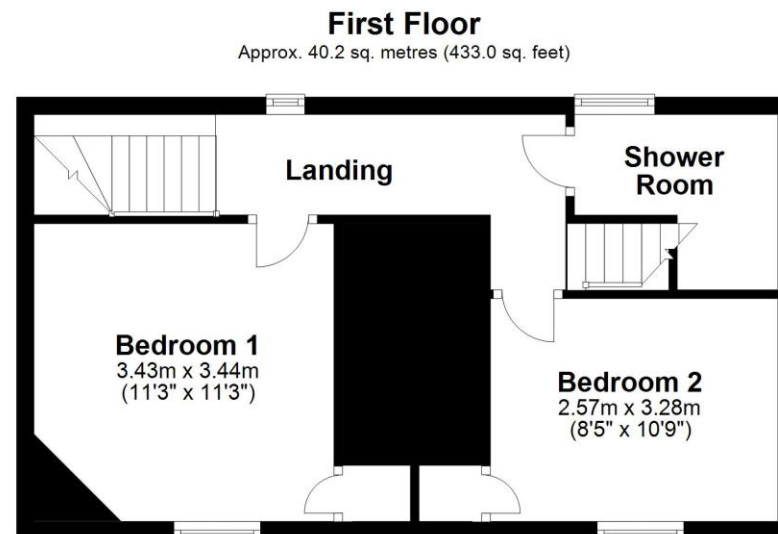
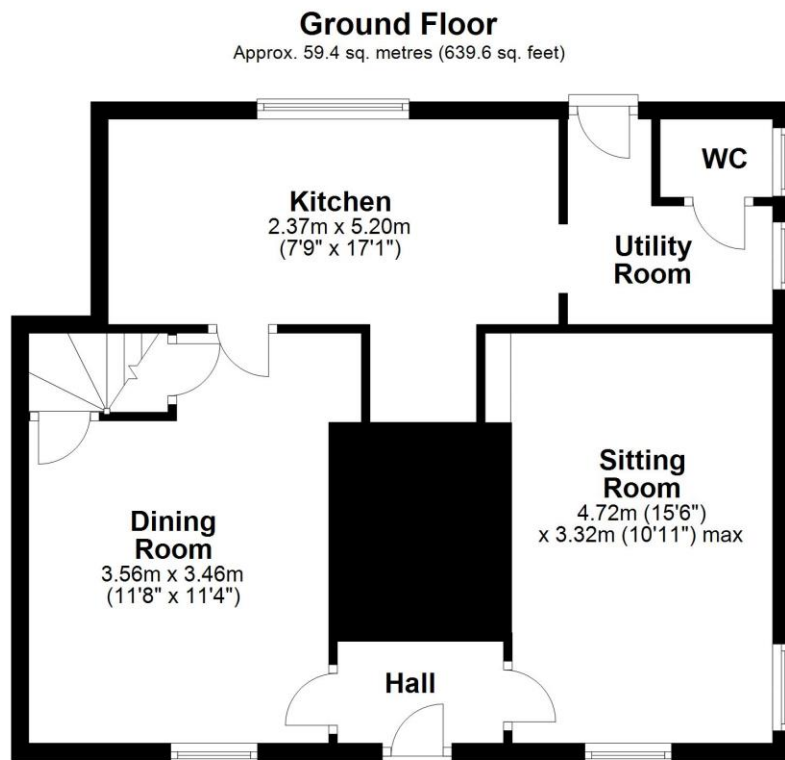
**PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.**

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price - this is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.**

**\*\*Reserve price - most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.**





Total area: approx. 133.6 sq. metres (1438.2 sq. feet)

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