



Wyneshore House, SN10 4LW

Winkworth



WYNESHORE HOUSE, WEST LAVINGTON, SN10 4LW

Built by the highly regarded local builders, Chivers, in 1983, Wyneshore House is a substantial village house sitting squarely in its own impressive grounds which combine a mix of formal gardens and a paddock. Behind the imposing facade is a warm and welcoming interior finished to a high specification. The large windows on every side ensure the house is filled with light and the proportions of each room are generous and comfortable. There is a covered walkway linking the main house to a one bedroom, fully self contained annexe and a further, one bedroom cottage.

This is 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:

- 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 cottage
 - Annex
 - Paddock



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 property also has a very large loft space, spanning the entire length and width of the main house; which is ideal for conversion, subject to the necessary planning consents.

The extensive grounds (in total just under 3 Acres) include beautifully tended gardens, a pony paddock and plenty of space for stables, a tennis court and swimming pool (subject to the necessary permissions).

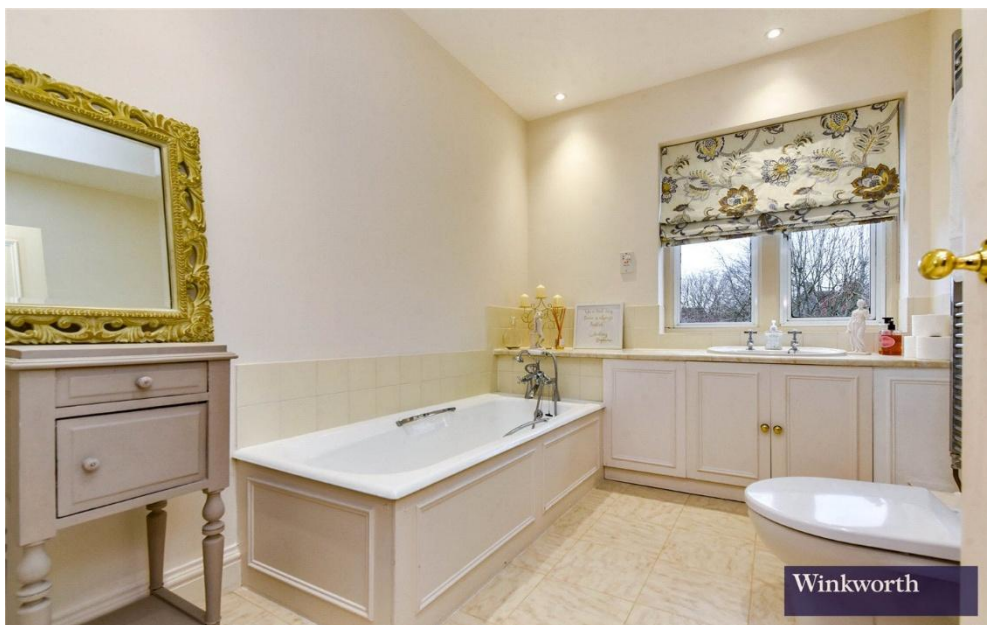
The property is approached by a sweeping driveway with turning circle to the front door. On entering the property, you find yourself in a large entrance hall with beautiful wooden staircase which opens up to the galleried landing. Light pours in from the large window above. The kitchen is a modern, family kitchen/breakfast room which extends out to the conservatory and the pretty gardens beyond. There is also a study, 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, ensuite 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 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.





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 EPC Band E
Wiltshire Council Tax Band H
Superfast Broadband available in this area.

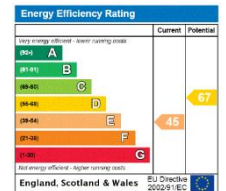
Annexe and Cottage





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Approximate Gross Internal Area
Total = 570 sq m (6134 sq ft)
Main House = 404 sq m (4349 sq ft)
Outbuilding = 124 sq m (1337 sq ft)
Carport = 42 sq m (448 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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