



OAK ASH GREEN, SALISBURY, WILTSHIRE, SP20RR
£1,150,000 FREEHOLD

Winkworth

OAK ASH GREEN, SALISBURY, WILTSHIRE, SP2 ORR



The Paddock is a truly exceptional family home in Wilton, being brought to the market for the first time since it was built. It has been beautifully maintained by the current owner to provide the most impressive home.

The property comprises a generous entrance hall with engineered oak flooring, a study, and a WC off. Continuing from the hallway is the dining room, with a feature fireplace and bay window, and double doors opening into an extended sitting room over 15m in length. This area flows beautifully to the outside, with bifolding doors opening out to the patio, creating the most wonderful entertaining space.

A kitchen/breakfast room, again with bifolding doors, leads out onto the patio. The utility room gives access into an integrated double garage.

Stairs rise to the first floor, where on the first landing a quiet area for reading can be found. There are two double bedrooms, both with ensuite facilities and fitted wardrobes, a third double bedroom, a recently upgraded family bathroom with matching suite, and the principal bedroom. This bedroom benefits from a floor-to-ceiling feature window overlooking the rear garden, allowing a good amount of natural light to fill the room.

Outside, there is a separate double garage with electric roller doors and side entrance leading through the garage to a hallway with stairs rising to an open-plan, light and bright studio which has a number of uses. Adjoining this is a further workshop. This double garage and workshop area is enclosed with a high brick wall and wooden double gates.

The property is approached through brick pillars and is enclosed with high hedging and a block-paved driveway offering ample off-road parking for a number of vehicles. The garden is of particular note—south-west facing, enclosed with hedging and fencing, and offering a high degree of privacy. There is a large patio area, and the garden is mainly laid to lawn with a split terrace. A particular highlight is the most attractive water feature. The garden is beautifully landscaped and offers a glorious outside entertaining space, as well as areas for quiet enjoyment and al fresco dining.



AT A GLANCE

Sitting room

Dining room

Kitchen/breakfast room

Study

Utility

Four double bedrooms

Three ensembles

Family bathroom

Integral double garage

Double garage with studio above

Workshop

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

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

Double glazing and gas central heating

Mains drainage

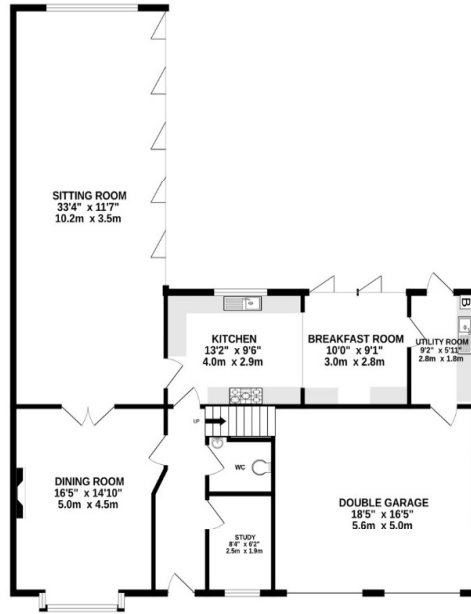
Ultrafast Broadband available

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

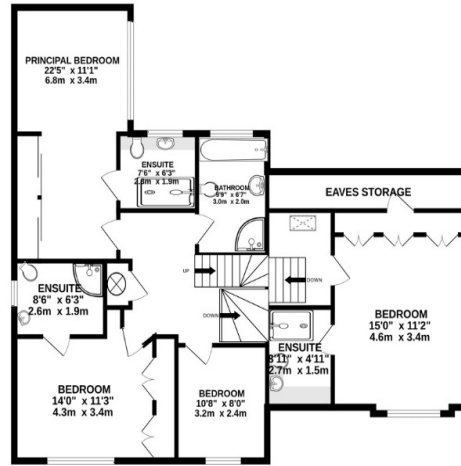
Mobile coverage likely outside with EE, Three, O2 and Vodafone.



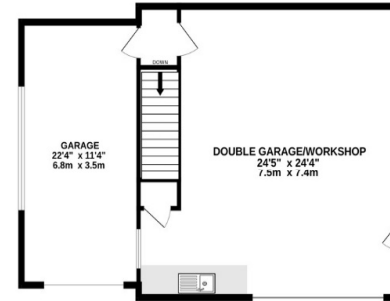
GROUND FLOOR
1430 sq.ft. (132.9 sq.m.) approx.



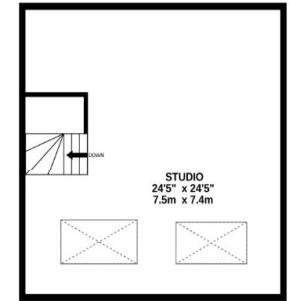
1ST FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



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.

Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

