



HIGH STREET, WORTON, SN10 5RU
£495,000 FREEHOLD

Winkworth



'AYSGARTH', HIGH STREET, WORTON, DEVIZES SN10 5RU

Coming to the market for the first time in 50 years, this is a lovely family home with 4/5 bedrooms, a large garden (1/3 acre), countryside views, ample off-street parking and a single garage. This spacious and light property has been lived in since new by the current owners. Built in 1969 of red brick under a tiled roof, the property is solid, with good sized rooms and plenty of flexible accommodation. Well maintained and in immaculate condition, the property is ready to move into and for a new owner to put their stamp on it. An extension above the garage was added in 2005, providing a fourth double bedroom, ensuite and home office/single bedroom.

Situated in the popular village of Worton, the property backs on to open countryside, which offers lovely views from the rear of the house and across the garden. To the front, there is a large driveway with parking for 4-5 cars. .

AT A GLANCE

Entrance Hall
Downstairs WC
Sitting Room
Kitchen
Dining Room
Conservatory
Utility Room
Larder
Internal access to Garage

Four Double Bedrooms
One Single Bedroom/Office
One Ensuite Bathroom
One Family Bathroom

Access to boarded loft with lighting, via hatch

Large Garden with Greenhouse, Shed, Summerhouse and Pond
Driveway with parking for 4-5 cars

Agents Note: The property is currently going through probate which has been in progress for 2 months at the time of advertising. Exchange of contracts cannot therefore happen until probate is completed.

LOCATION

The village of Worton lies approximately 3 miles south west of Devizes and is surrounded by open countryside. In the village, there is a primary school, a church, a village hall and a pub. Devizes offers larger amenities such as supermarkets, a leisure centre, independent shops, coffee shops and restaurants/pubs. There is also a weekly produce market on a Thursday and a farmers' market on the first Saturday of each month.

There are numerous schooling options in the area in both the private and public sector with a primary school in the village as well as in nearby Great Cheverell, secondary schools in Devizes and Market Lavington, with private options available in Calne (25 minutes by car) at St Margaret's Prep and St Mary's (secondary girls) and Dauntseys (Co-Ed) in West Lavington.

Transport links are well provided for with bus routes through the village. M4 access via Chippenham at J17 (45 minutes). The nearest train stations are at Melksham (15 minutes) - London Paddington (approximately 2 hours via Westbury) and Chippenham (30 mins) - London Paddington (approximately 78 minutes).



SERVICES

Electric Economy 7 radiators individually controlled. (No gas supply to village)

Mains water, drainage and sewage

Triple glazing in most rooms, double in the rest.

Wiltshire Council Tax Band D

EPC Band

Broadband availability: Standard and Ultrafast both available through main providers.

Mobile Signal: Coverage may be limited (Ofcom.org)

What3words: variation.adapt.enormous



40 High Street, Worton, Devizes, SN10 5RU

Approximate Gross Internal Area
Total = 178 sq m (1923 sq ft)
Main House = 164 sq m (1767 sq ft)
Garage = 14 sq m (156)sq ft



Ground Floor



First Floor

© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
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.

Marlborough | 01672 552 777 | marlborough@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.

Winkworth