



# 66b Magdalen Lane Wingfield BA14 9LQ

An exceptional, detached 4/5 bedroom family home offering substantial lateral space and situated in 0.8 acres of beautiful garden, affording wonderful scenic views over vast countryside.

## Property Features

- 0.8 acres of landscaped garden
- Home office
- Newly remodeled kitchen
- 4/5 bedrooms
- 2 en suites
- Garage and parking for 4/5 cars
- Rural setting

**Offers in Excess of**

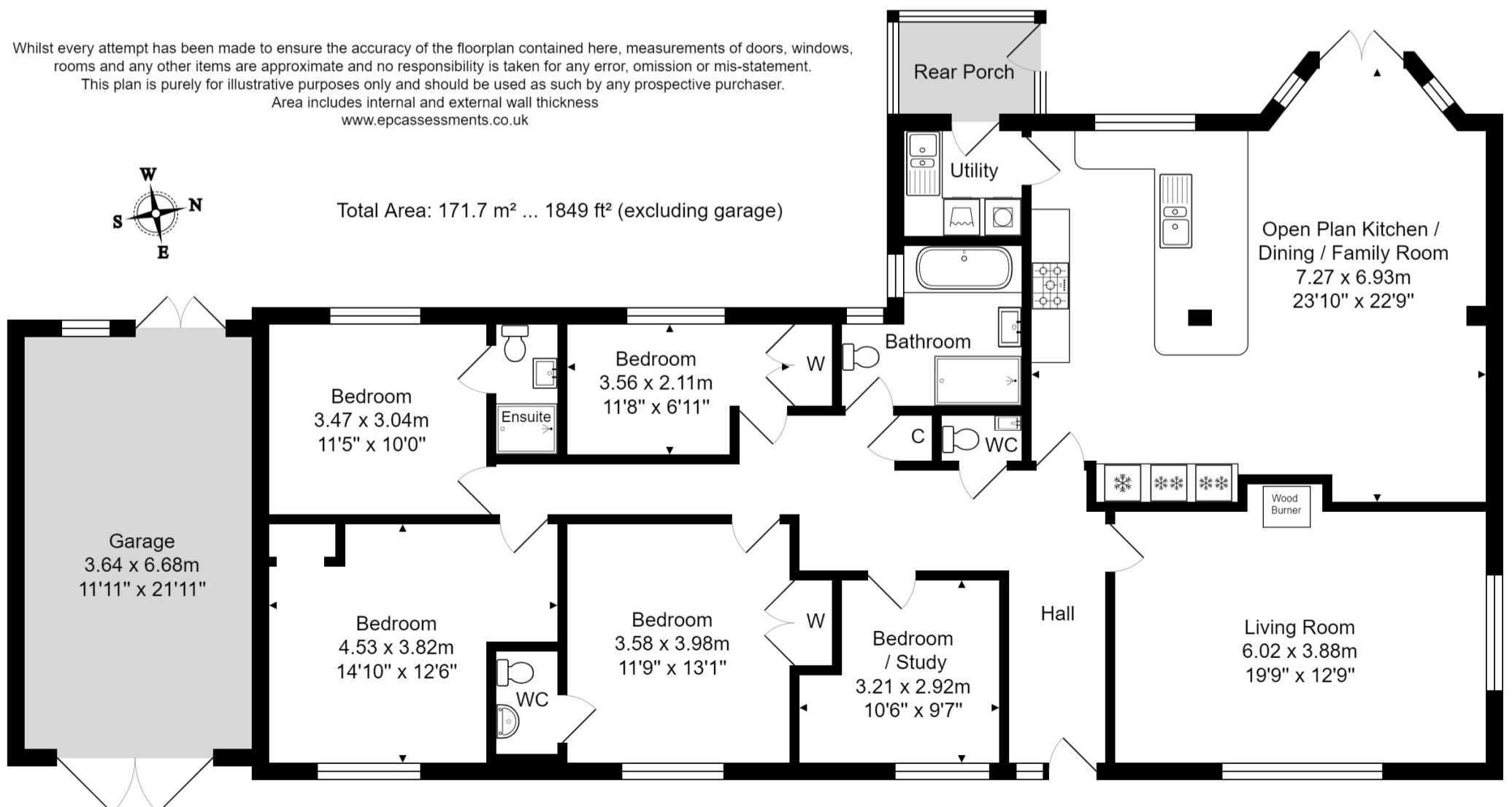
Tenure: Freehold

**£740,000**

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
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Total Area: 171.7 m<sup>2</sup> ... 1849 ft<sup>2</sup> (excluding garage)



# Accommodation

## Ground Floor

### Hallway

With engineered hardwood oak flooring, large storage cupboard, access to loft space.

### Living Room

Being dual aspect to front and side, built-in storage, fireplace with inset Burley woodburning stove and slate hearth.

### Kitchen/ Dining/Family Room

With a range of kitchen units having extensive work surface areas and peninsula island with breakfast bar incorporating stainless steel sink with mixer tap and scored drainer, built-in appliances including dishwasher, undercounter fridge/ freezer, space for range style oven with extractor over, engineered hardwood flooring, ample space for a dining table, further storage, bay window with French doors to patio, Burley woodburning stove set onto slate hearth, door to:-

### Utility Room

With a range of units with wooden work surface incorporating ceramic sink with mixer tap and drainer, space and plumbing for washer and tumble dryer, door to:-

### Boot Room/Rear Porch

With rear door to patio.

### Cloakroom

With WC, wash hand basin.

### Bedroom 1

With built-in storage, front aspect window.

### Bedroom 2

With rear aspect window, hardwood flooring door to:-

### En Suite Shower Room

With WC, wash hand basin, shower cubicle.

### Bedroom 3

With front aspect window, built-in wardrobe, door to:-

### En Suite Cloakroom

With WC, wash hand basin.

### Bedroom 4

With rear aspect window enjoying views over the garden, built-in wardrobe.

### Bedroom 5/ Study

With front aspect window.

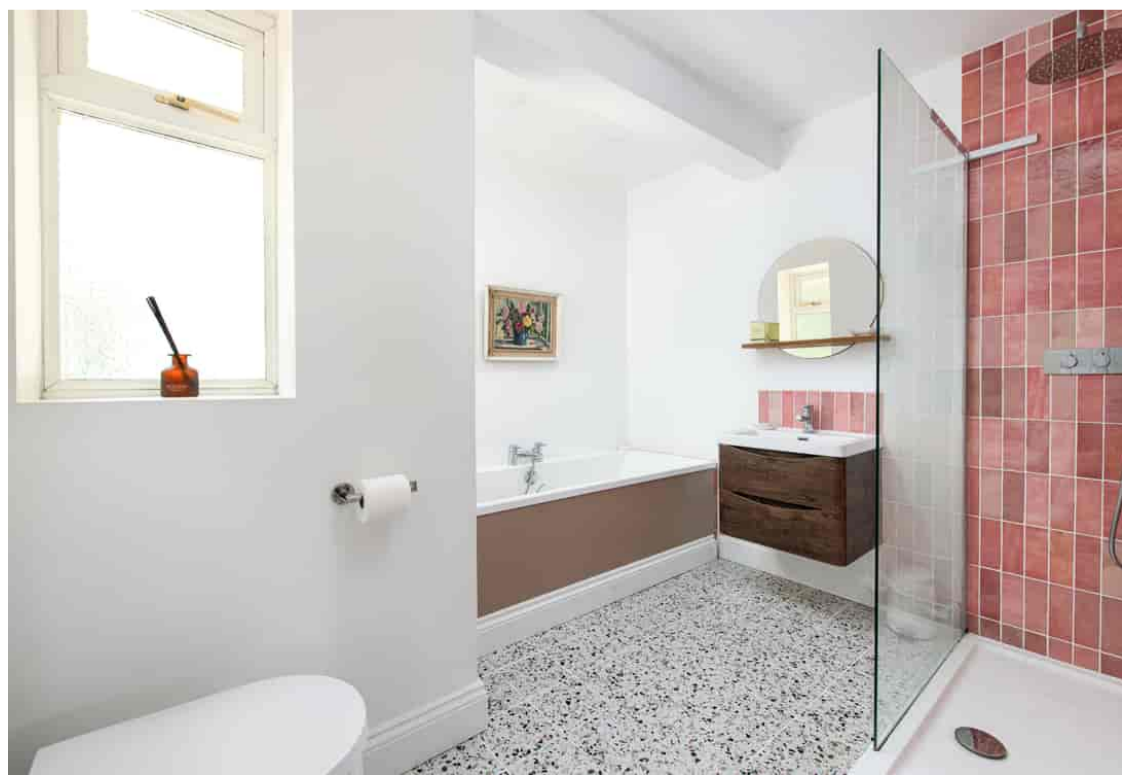
### Family Bathroom

With WC, vanity unit having inset wash hand basin, bath, separate double width shower cubicle having rain forest head and tiled walls.

## Externally

### Garden, Garage and Parking

The property provides parking for 4 cars comfortably, with two separate driveways and an attached single garage. There is a well maintained front garden and an fabulous west facing, private rear garden, approximately 0.8 acres consisting of manicured lawns, mature trees, shrubs and planting, a substantial patio, sheds, greenhouse and a log store.



## Situation

66b Magdalen Lane is situated in the Wiltshire village of Wingfield. The village benefits from a primary school with a Good Ofsted report, St Mary's Church of England church and The Poplars pub with its own cricket pitch and team, which adds to the village community. The countryside surrounding Wingfield is quite delightful with some beautiful walks along the nearby river Frome towards Tellisford and Bradford on Avon.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (3 miles), Trowbridge (3 miles), Frome (7 miles) and Warminster (10 miles). Amenities including retail outlets, pubs and restaurants, cinemas and sporting facilities can be found within these towns along with rail links. There is also a mainline railway station in Westbury (8 miles) which provides direct access to Salisbury, Southampton, Portsmouth, London Paddington (approximately 90 minutes) and London Waterloo.

The World Heritage City of Bath provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities.

The M4 motorway junctions 17 and 18 are both approximately 17 miles away and access to the M3 via the A303 is easily reached.

## Description

The property is approached via a private driveway, surrounded by beautiful rolling countryside, leading to parking for multiple vehicles and comprises superb lateral space over a single story, set within a sizeable 0.8 acre plot, providing manicured lawns and excellent privacy.

Internally, the home boasts an open hallway laid with engineered oak flooring, leading through to the dual aspect family room, which hosts an impressive Burley wood burner and feature fireplace, and ample flexibility for furniture. The kitchen showcases a wonderfully refitted kitchen with integrated appliances and breakfast bar, open to the bright dining/family room, utility and boot room.

The property comprises of 4 substantial bedrooms, with the option of the office being a fifth if required. There is a four piece family bathroom with walk-in double length shower and 2 additional en suites.

Externally, the property can provide parking for 4 cars comfortably, with two separate driveways and an attached single garage. There is a well maintained front garden and an astonishing west facing, private rear garden, containing a substantial patio, sheds and a log store.

## General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Oil fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band F - £3,262.08

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