



Willow Cottage

Frome Road

Wingfield

BA14 9LL

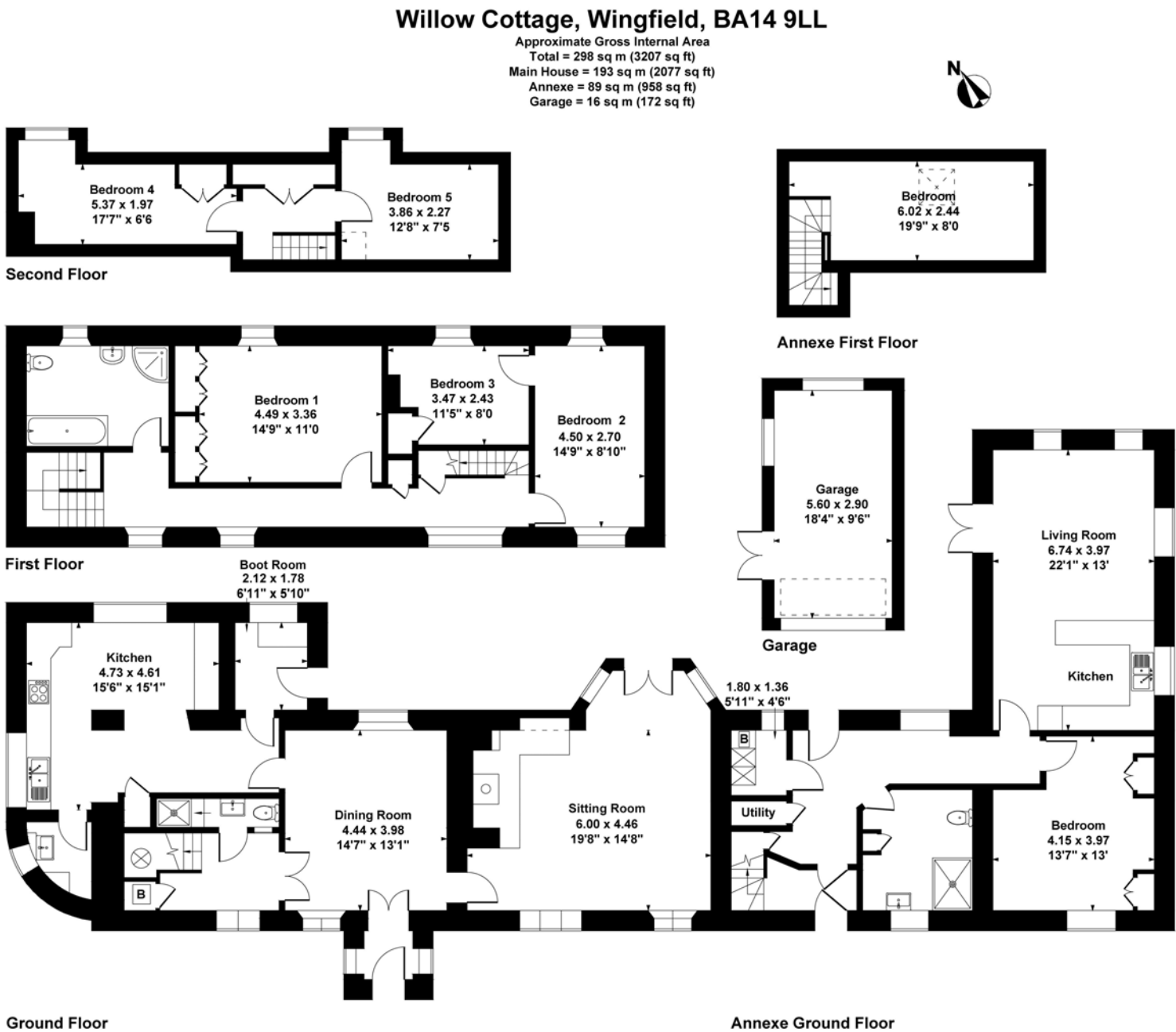
An attractive, stone built 4/5 bedroom detached period property offering comfortable accommodation arranged over 3 floors. The property benefits from a self-contained 2 bedrooms annexe, ample parking, garage, mature gardens, paddock, copse and pleasant views.

Tenure: Freehold

£950,000

Property Features

- Period 4/5 bedroom property
- Wealth of original features
- Approximately 1.48 acres
- Level mature gardens, paddock and copse
- Ample parking and garage
- Recently refurbished shower and bathroom
- Self contained 2 bedroom annexe built in 2012
- EV charging point
- Tucked down a private lane



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purpose only and should be used as such by any prospective purchaser.
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Accommodation

Ground Floor

Porch

Being dual aspect to both sides, partially glazed double doors leading into:-

Dining Room

Being dual aspect to front with stone mullioned window and rear window, exposed beams, radiator coving, doors to sitting room and kitchen, double doors to inner hall.

Sitting Room

Being dual aspect with 2 front aspect stone mullioned windows and rear aspect bay with tiled flooring, Georgian style windows and French doors opening to the garden, exposed beams, exposed stone wall, inglenook fireplace having inset wood burning stove and slate tiled hearth, recessed shelving, radiator, wall lights.

Kitchen/Breakfast Room

With a range of floor and wall mounted units, extensive work surface areas incorporating 1½ bowl stainless steel sink with swan tap, space and plumbing for dishwasher, induction hob, tiled splashback, extractor fan, integrated Neff Microwave, integrated Neff fan oven, space for American style fridge/freezer, dual aspect windows to side and rear, spotlights, tiled flooring, radiators, latch door to larder/utility room, stable style door to boot room, larder with shelving.

Utility

With work surface incorporating Belfast sink, side aspect window, space and plumbing for washing machine, tiled flooring.

Boot Room

With rear aspect window, range of floor units having worksurfaces, space for fridge/freezer, quarry tiled flooring, partially glazed door to rear garden.

Inner Hall

With front aspect stone mullioned window, feature beam, understairs cupboard housing oil fired Worcester boiler providing domestic hot water and central heating and pressurised water tank, stairs rising to first floor, slatted door to:-

Shower Room

With WC, vanity unit having inset wash hand basin and mixer tap, tiled shower cubicle with glazed shower screen, chrome Mira shower, extractor, downlighting, wood effect flooring, spotlights, obscure glazed internal window to inner hall.

First Floor

Landing

With access to loft space, 3 front aspect stone mullioned windows, exposed timbers, radiator, understairs storage, airing cupboard with slatted shelving, stairs rising to second floor, doors leading to bedrooms 1, 2, 3 and family bathroom.

Family Bathroom

With WC, Vanity units having inset wash hand basin and mixer tap, bath with mixer tap and shower attachment, separate fully tiled shower cubicle having chrome shower, rear aspect window, wood effect flooring, partially tiled walls, chrome ladder style radiator, downlighting.

Bedroom 1

With rear aspect window enjoying views across open countryside, range of wardrobes, radiator, coving.

Bedroom 2

Being dual aspect with stone mullioned window to front and window to rear, range of bespoke fitted wardrobes and bedside tables, double radiators, slatted door to:-

Dressing Room/Bedroom 3

With rear aspect window, built-in wardrobe, vanity unit with inset wash hand basin and mixer tap, tiled splashback, mirror with light over, exposed door frame, radiator, coving.

Second Floor

Landing

With eaves storage, built-in double wardrobe, doors to bedrooms 4 and 5.

Bedroom 4

With rear aspect window, radiator, downlighting, built-in double wardrobe.

Bedroom 5

With rear aspect window, radiator.

Annexe

Ground Floor

Entrance Hall

Accessed via partially glazed panelled front door, with stairs rising to first floor, door to:-

Inner Hall

With understairs cupboard, partially glazed door to patio, downlighting, rear aspect window, radiator, door to understairs storage area, obscured partially glazed door to utility room, doors to bedroom 1 and open plan living/kitchen.

Utility Room

With Grant oil fired boiler providing domestic hot water and central heating, space and plumbing for washing machine, range of wall units, tiled flooring.

Bathroom

With WC, vanity unit with inset wash hand basin, partially tiled walls, front aspect window, ladder style chrome radiator, extractor fan, downlighting, walk-in fully tiled shower cubicle with glazed, tiled flooring, built-in storage cabinet.

Bedroom 1

with front aspect window, radiator, access to loft space, fitted wardrobes.

Open Plan Living/Kitchen

Kitchen Area

With a range of cream floor and wall mounted units, worksurface area incorporating 1 ½ bowl stainless steel sink and drainer, space for fridge/freezer, tiled splashback, side aspect window, extractor fan, downlighting, tiled flooring, radiator.

Agents Note:

There is currently no hob or cooker fitted in the kitchen area.

Living Area

Being triple aspect with 2 windows to rear, window to side and French doors to the level garden to the other side, radiator.

First Floor

Hobbies Room/Bedroom 2

With Velux window, partially restricted head height, strip lighting.



Situation

Willow Cottage is situated in a quiet position within the Wiltshire village of Wingfield. The village benefits from a primary school with an outstanding 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 (approximately 11 miles) 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

Willow Cottage is accessed via a stone porch which opens into the light and airy dining room with views over the rear garden. The charming sitting room is dual aspect with stone mullioned windows to the front and an attractive bay with French doors leading on the rear terrace, ideal for enjoying the morning sun. The inglenook fireplace with inset woodburning stove creates a warm and characterful room.

The light filled kitchen/breakfast room has a farmhouse feel with a traditional larder, utility with Belfast sink and a rear boot room giving access to the garden. The ground floor accommodation is completed with an inner hall with stairs rising to the first floor and a practical shower room.

Upstairs, the first floor landing is flooded with light by the stone mullioned windows and gives access to the family bathroom and 2 double bedrooms. Both bedrooms have fitted wardrobes and enjoy far reaching views and bedroom 2 leads to a further room which could be a dressing room, nursery or have an en suite installed. The second floor provides 2 further bedrooms and additional storage space on the landing.

The annexe is an ideal space for a family member or au pair. There is a spacious living/kitchen, a ground floor bedroom, utility and shower room. Stairs rising to the first floor into a further bedroom/hobbies room with partially restricted head height.

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 - £3,128.87

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Willow Cottage, Frome Road, Wingfield BA14 9LL



Approximately 1.48 acres

EXTERNALLY

Willow Cottage is approached via its own private lane which leads to a gravelled driveway, hardstanding area and in turn, the detached single garage and EV charging point. Raised stone flowerbeds border the drive with an array of perennial planting.

The level rear garden is predominantly laid to lawn with an abundance of mature shrubs and planting and bordered by low level hedging allowing delightful views over the paddock towards the copse.

A wide stone paved path gives access to the delightful patio area with a sunken pond creating a charming water feature.

The property benefits from a paddock, accessed directly via 5 bar gates from both the lane and the rear garden. The paddock has agricultural, horticultural or recreational use and is currently well stocked with soft fruit and productive vegetable beds. At the rear of the paddock a 5 bar gate opens to a copse with native trees.

In addition, the property has 2 garden sheds and a greenhouse.

