



12 Mill Head
Worton, SN10 5SJ



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Country living doesn't get much better than this: a lovely edge of village location; great outlook over the garden and fields beyond and a spacious layout.

- Wonderfully Positioned Home
- Very Cost Efficient To Run
- 4 Bedrooms. Ensuite To Master
- 3 Receptions & A Conservatory
- South Facing Private Garden
- Access & Use Of 'Green' Behind
- Double Garage & Parking
- Presented In Good Order
- Oil Heating & Solar Panels

Guide Price £450,000



Description

**** Well Appointed Home*** Countryside Views** Private South Facing Garden** 4 Bedrooms** 3 Reception Rooms & Conservatory****

A generously sized family home in a delightful village setting bordering fields with countryside walks. This very cost efficient home benefits from a modern oil fired heating system combined with solar panels with an excellent feed in tariff that has 17 years to run. Internally a 15ft sitting room with an attractive stone fireplace and inviting multi fuel stove opens through to a separate dining room and a 19ft conservatory. The well equipped modern kitchen has an AEG oven and induction hobs plus a 'Rayburn' which provides heating and cooking facilities, this is open plan to a breakfast room and has a separate utility room with small pantry off. All 4 double bedrooms have fitted wardrobes, whilst there is a stylish refitted en suite shower room to the huge master bedroom and a contemporary family bathroom with a rain shower over the bath. Outside there is plenty of parking and a double garage. In the gardens there are Magnolia, Quince, Cherry and Apple trees, fruit bushes and a pergola with a flourishing grape vine. The garden enjoys an excellent amount of privacy with two gates leading to the fantastic extra 'green' to the side and rear which you can take full advantage of without having to maintain it!

Situation

The property is set in an enviable position in the far corner of the close in a tucked away position, bordering a very pleasant council maintained green that is for the sole use of the houses that back on to it. Worton village has a public house, a village hall, a popular primary school and is four miles south west of the historic market town of Devizes which boasts a thriving weekly market. The town itself provides a wealth of facilities, beautiful craft and speciality shops, restaurants, hotels, numerous leisure facilities and a cinema. The area is also home to the prestigious Dauntsey's School. Marlborough, Salisbury Plain and the Vale of Pewsey are all within a short distance providing magnificent countryside and numerous walkways. Mainline railway links run from nearby Chippenham, to London Paddington, whilst Bath and Swindon are easily accessible together with the M4 motorway.

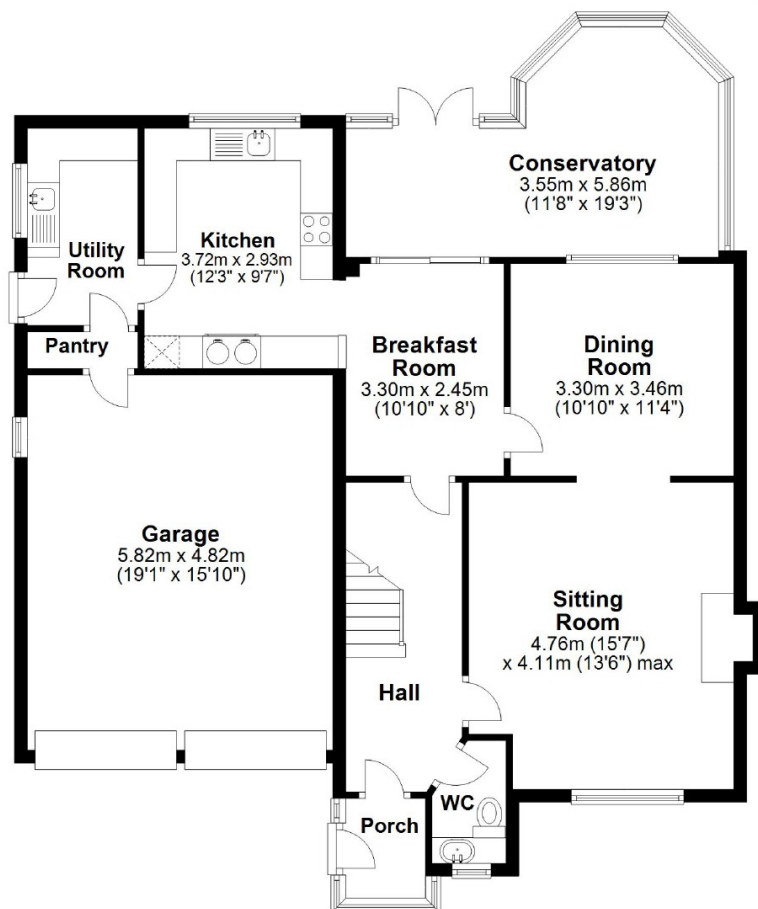
Property Information

Tenure= F/hold. C/Tax Band E. EPC Rating= EER- C / EIR D. Services- Oil heating (via the Rayburn), mains water, electricity and drainage. Solar Panels (owned & on good feed-in tariff with 17 years left). The owners estimate they make circa £2,000 pa.



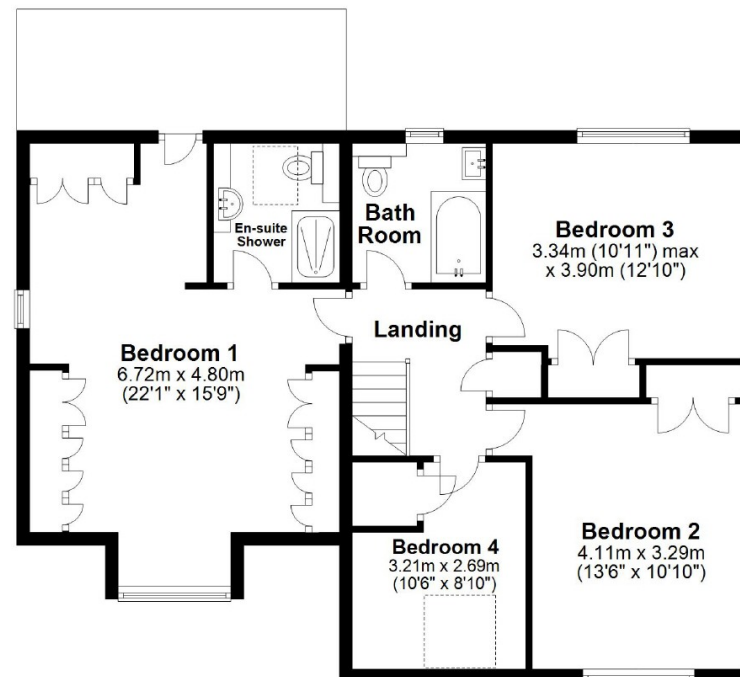
Ground Floor

Approx. 116.1 sq. metres (1249.8 sq. feet)



First Floor

Approx. 81.2 sq. metres (873.7 sq. feet)



Total area: approx. 197.3 sq. metres (2123.6 sq. feet)

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