

VENDITUM

RESIDENTIAL SALES

EST. 2004



17 St. Johns Square

Wilton, SP2 0DW

Guide price £375,000



An extended and deceptive character home with gardens running down to the river Wylde. 17 St Johns Square is a charming character home which has been greatly improved and maintained, only appreciated by a viewing. Laid out over three floors the property has three well proportioned bedrooms and refitted bathroom. The ground floor accommodation comprises sitting room, dining room and 5.2m kitchen/breakfast room with doors leading to the rear garden. Outside, 17 St Johns Square has a lovely flat rear garden overlooking the River Wylde and water meadows beyond. A lovely covered area store and pergola have also been added, but potential still exists to landscape further. Located off West Street in Wilton the property is perfectly situated for all of this ancient town's amenities, yet close to open countryside. This is a fantastic opportunity to acquire a quality character home.



Directions

Proceed to Wilton following the road through the town centre onto West Street. Follow West Street past the Italianate church and as the bend turns sharply left St Johns Square can be found on your right.

Entrance Porch

Double glazed front door.

Sitting Room 13'9" x 10'9" (4.2m x 3.3m)

Inset log burner with floating mantle. Low level storage cupboard. Double glazed window to front with shutters, radiator, coving and wooden flooring.

Dining Room 11'1" x 10'9" (3.4m x 3.3m)

Fireplace recess, radiator, original tiled floor. Door to staircase, deep storage cupboards. Open plan to:

Kitchen 17'0" x 12'7" (5.2m x 3.85m)

Matching shaker style wall and base units with worksurface over. Inset gas hob with double oven under and extractor hood over. Integral dishwasher, plumbing and space for washing machine and fridge/freezer. Inset ceramic sink unit with mixer tap over. Breakfast bar. Bi-fold doors to rear, ceiling spotlights. Full height airing cupboard with Baxi boiler and hot water tank.

Cloakroom

Low level push button WC and basin. Obscure double glazed window.

First Floor Landing

Bedroom Two 13'7" x 10'9" max (4.15m x 3.3m max)

Double glazed window to front with shutters. Radiator, picture rail and feature paneling.

Bedroom Three 11'3" x 6'10" extending to 8'0" (3.45m x 2.1m extending to 2.45m)

Double glazed window with shutters to rear aspect with views towards water meadows. Radiator, picture rail.

Bathroom 6'6" x 6'4" (2m x 1.95m)

Refitted suite comprising push button WC, vanity basin and paneled bath with thermostatic shower control. Tiled splashbacks, obscure double glazed, heated towel rail and ceiling spotlights.

Second Floor

Bedroom One 17'0" x 13'11" max (5.2m x 4.25m max)

Velux window to rear with views. Storage recess, feature panelling and stripped floorboards. Radiator and ceiling spotlights.

Outside

To the front of the house is a small area of garden enclosed by low level wall. Path to front door. To the rear of the house is a generously proportioned and flat garden which is well enclosed by block wall and fencing. Immediately outside the bi-fold doors is a patio with gate to side, outside tap and pergola. Covered storage/seating area and substantial storage shed. Beyond a raised vegetable plot is a lawn which runs down to the river.

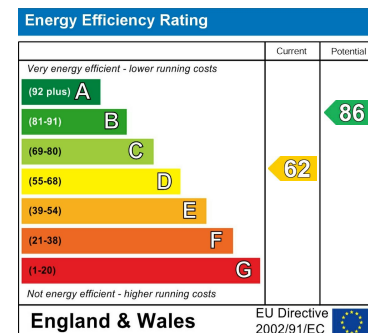
Area Map



Floor Plans



Energy Efficiency Graph



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