



16 The Wirr, Steeple Langford, Wiltshire



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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

Trustpilot
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE

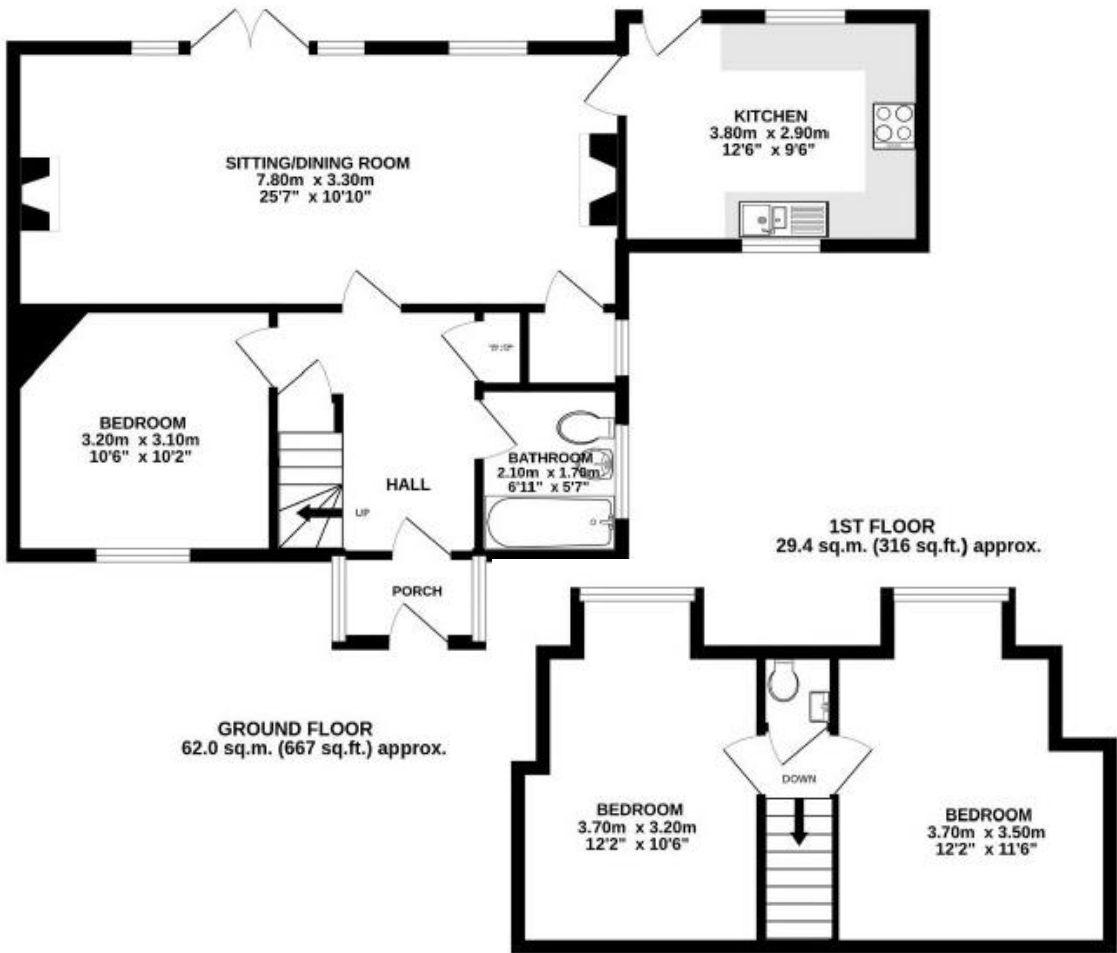
SITUATION

Codford 4.5m, Wilton 7m, Salisbury 9.5m, Warminster 11.5m.
Mainline train services: Salisbury to London Waterloo 85 mins.
International Airports: Bournemouth & Southampton Airports 34 miles,
Bristol Airport 48 miles, Heathrow Airport 77miles.

16 The Wirr is situated within the sought after Wylve Valley with stunning countryside views and excellent local amenities, facilities and communication links. Together with the surrounding villages they include a church, doctors, veterinary surgery, convenience shops and pubs. The beautiful Langford Lakes Nature Reserve and the River Wylve surround the village of Steeple Langford.

Education: Within Steeple Langford is Farley Outdoor Nursery School, local primary schools are Grovely Pre School and Wylve Valley CofE School. South Wilts and Bishop Wordsworth’s Grammar Schools are in Salisbury. For more information see <https://www.gov.uk/schools-admissions>.

Local, Sporting & Recreational Short walking distance from Langford Sports & Social Club which hosts a cricket pitch, tennis court, children’s play area, licenced bar and club house. The local country pub, The Rainbow On The Lake has brilliant reviews. Salsbury hosts a wide range of sporting facilities and clubs. For further tourism and leisure information see <https://www.visitwiltshire.co.uk/>.



16 THE WIRR, STEEPLE LANGFORD

16 The Wirr is an immaculately presented three-bedroom family home, recently refurbished and modernised throughout.

The spacious hallway leads through to the large sitting/dining room including a cosy log burner with double doors out to the rear garden providing copious amounts of natural light. The adjoining kitchen offers plentiful storage and worktop space with a modern feel.

The family bathroom is situated on the ground floor with shower over bath facility. A comfortable double bedroom is situated on the ground floor with two further bedrooms located on the first floor with sperate WC and ample storage.

The outdoor space has beautifully landscaped front and rear gardens with off road parking and a garage. The rear garden is a fantastic size with lawn, patio area, summer house and garden shed.

Set in approximately 0.12 Acres.

VIEWINGS



Rose Grant

Viewings strictly by appointment only through FoxGrant on 01722 782727. Please contact Rose for further details or email rose@foxgrant.com

DIRECTIONS

SP3 4ND

From Salisbury follow the A36 via the Wilton Road, go straight over the roundabout, keep following the A36 until a left turning signposted to Steeple Langford, then take the first left into The Wirr. The property is situated on the right-hand side.

AGENTS NOTES

Local Authority Wiltshire County Council.

Council Tax Band C EPC Band E

Services Mains water, drainage and electrics. Gas central heating system.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Fixture and Fittings The Pergola is available by separate negotiation.

General There is a historic personal dispute with the neighbouring property.

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1. They have no authority to make or give any representations or warranties in relation to the property.
 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.
- Particulars Prepared by Caitlin Henderson June 2023

