



Wrights
01225 755553

The Old Malt House, Upton Scudamore, Warminster, Wiltshire, BA12 0AQ

£450,000

Wrights Residential are delighted to present this charming three bedroom character property, nestled in the picturesque village of Upton Scudamore.

The property boasts a spacious lounge with stone floor and exposed timber beams, kitchen/diner, utility room, downstairs W.C. Upstairs is the master bedroom with balcony, two further bedrooms and a spacious bathroom with four piece suite.

Externally, the property offers an enclosed rear garden which is mainly laid to lawn, as well as a detached single garage and gated driveway parking.

Sold with the benefit of no onward chain.



Three bedroom character property
Sought after village location
Spacious lounge with stone flooring
Kitchen/Diner
Utility Room
Downstairs W.C

Master bedroom with balcony
Bathroom with four piece suite
Enclosed rear garden
Garage and driveway parking
No onward chain



Situation

Upton Scudamore is a charming village located in the picturesque countryside of Wiltshire, England. Known for its tranquil atmosphere and scenic landscapes, the village boasts a rich history and a close-knit community. Upton Scudamore is conveniently situated just a few miles from the bustling market town of Warminster, which offers a variety of amenities, including shops, cafes, and schools.

The village is also within easy reach of the larger towns of Frome and Trowbridge, providing additional shopping, dining, and recreational opportunities. For those seeking city life, the historic city of Bath is approximately 15 miles to the northwest, renowned for its Roman baths and beautiful Georgian architecture.

Transport links from Upton Scudamore are excellent, with easy access to the A36 road, connecting residents to nearby towns and cities. Warminster railway station, only a short distance away, offers regular train services to Salisbury, Exeter, and London, making Upton Scudamore an appealing location for commuters and those looking to explore the wider region. With its idyllic setting, friendly community, and convenient transport links, Upton Scudamore is a wonderful place to call home.

The Property Comprises:

Ground Floor

Entrance Porch

Featuring a wooden front door, tiled flooring, radiator, staircase to the first floor, and windows to the front.

Cloakroom

With tiled flooring, low-level WC, hand basin, and extractor fan.

Lounge – 16' 9" x 17' 9" (5.10m x 5.42m)

A spacious reception room with stone flooring, radiator, exposed timber beams, and a window to the front.

Kitchen/Diner – 16' 4" x 13' 0" (4.97m x 3.97m)

Fitted with a range of eye-level and base units, worktops with tiled splashbacks, one and a half bowl sink/drainage unit, space for a cooker, integrated dishwasher, and space for an integrated fridge/freezer. The room also features tiled flooring, inset ceiling spotlights, an exposed timber beam, and a PVCu double-glazed window overlooking the rear garden.

Utility Room – 6' 10" x 6' 8" (2.09m x 2.04m)

With space for a washing machine and tumble dryer, a worktop with Belfast sink unit, window to the rear, and door leading to the garden.

First Floor

Landing

With loft hatch and airing cupboard.

Bedroom 1 – 13' 10" x 11' 4" (4.22m x 3.45m)

Accessed via steps down from the landing, this spacious double bedroom features a radiator, built-in wardrobe, exposed timber beams, windows to the side and rear, and double doors opening onto a balcony.

Bedroom 2 – 10' 11" x 12' 0" (3.33m x 3.65m)

With radiator, built-in wardrobe, and two windows to the side, both fitted with charming folding wooden shutters.

Bedroom 3 – 9' 5" x 8' 6" (2.88m x 2.60m) max

A well-designed single bedroom with radiator, built-in raised bed offering useful storage below, and a feature window to the side.

Bathroom

With tiled flooring and a white suite comprising bath, double shower enclosure with electric shower, low-level WC and hand basin with vanity unit, heated towel rail, extractor fan and window to the side.

Externally:

To the Front

A pathway leads to the front door, bordered on either side by two raised planting beds.

To the Rear

The rear garden features a seating area and a generous lawn, offering ample space for outdoor enjoyment. A gated gravel driveway provides convenient off-road parking in front of the garage.

Garage – 11' 2" x 23' 6" (3.40m x 7.17m)

With up-and-over door to the front, side access door, power and lighting, oil-fired boiler, and eaves storage space.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

Services

Mains electricity, water and drainage are connected. The property is heated by an oil fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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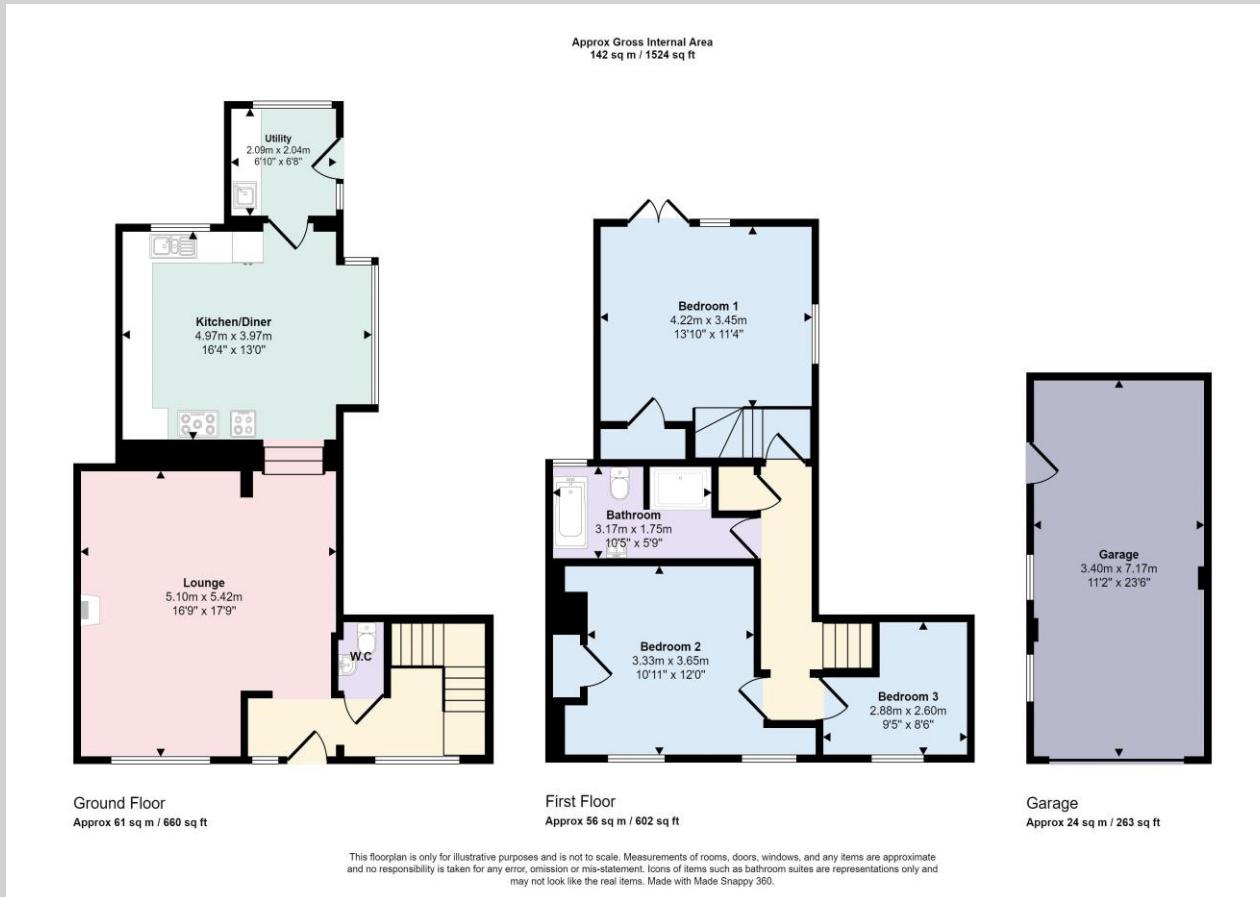
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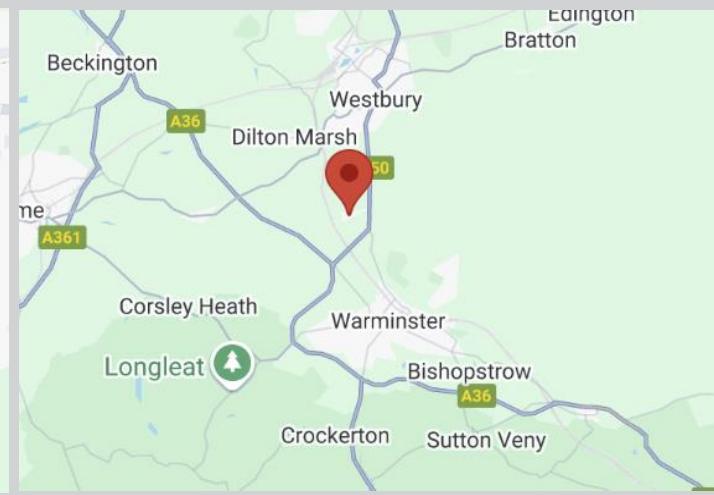
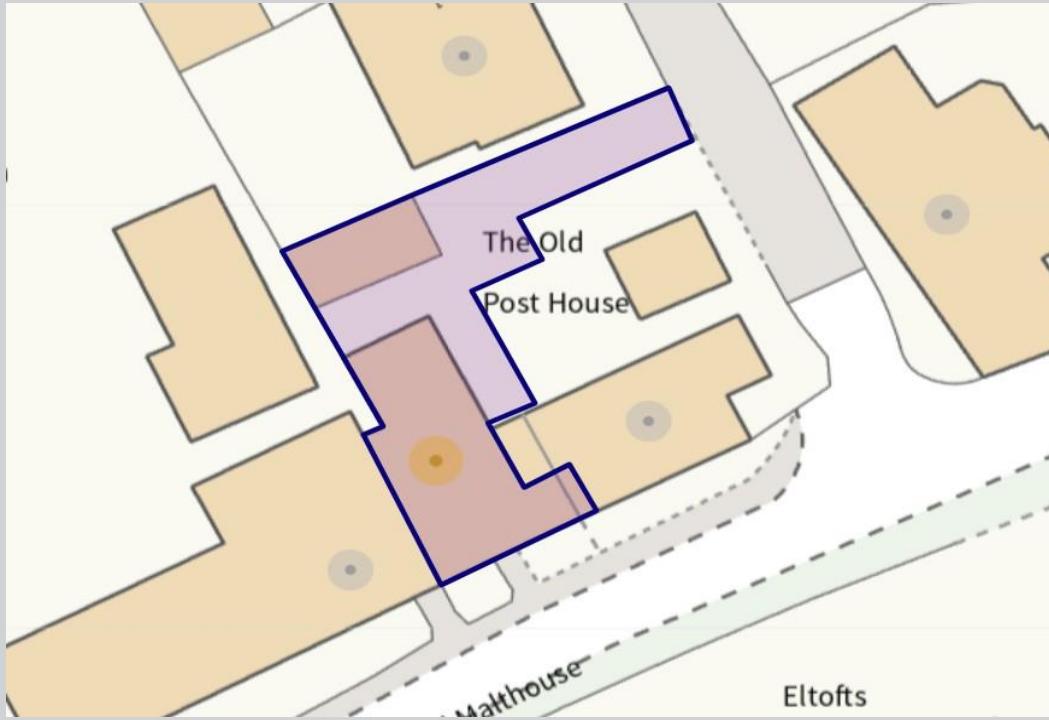


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

Disclaimer

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The logo for Wright Residential features the word "Wright" in a bold, blue, sans-serif font. The letters are slightly slanted to the right. A thin horizontal bar is positioned behind the letters, starting from the top of the 'W' and ending at the bottom of the 't'.