

The Croft, Oak Ash Green,  
Wilton, Wiltshire



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An attractive detached, modern family home with light and airy living accommodation, ideally situated in a desirable residential setting within the historic and well-connected town of Wilton.

Set back in a quiet corner, behind an appealing open lawn area, The Croft is an impressive residence, combining traditional architectural charm with a bright, contemporary interior. Defined by its brick and timber-framed elevations with leaded light windows, the property offers over 1,700 sq ft of flexible accommodation arranged over two floors.

The property has been well maintained and improved upon over time and is a very comfortable property, suitable for a variety of purchasers.

The ground floor opens into a welcoming reception hall with wooden flooring, leading to a spacious sitting room centred around a handsome fireplace with a marble surround. For those working from home, the property is well served by both a quiet study within the main house and a separate dedicated office located to the rear of the garage.

The heart of the home is the expansive open-plan kitchen and dining area, featuring cream shaker-style cabinetry, solid wood worktops, a central island and a range-style cooker. This space flows seamlessly into a large, triple-aspect conservatory, which serves as a wonderful garden room with panoramic views of the grounds. A practical utility room and cloakroom complete the ground floor.

On the first floor, there are four well-proportioned bedrooms. The principal bedroom is a generous double featuring a modern en suite shower room. Three further bedrooms, one with built-in wardrobes, are served by a well-appointed family bathroom.

The property occupies a generous plot, set back behind a manicured hedge and a block-paved driveway providing ample parking and access to the garage. To the rear, the beautifully landscaped garden, designed to give low maintenance colour and interest all year around, offers a high degree of privacy.

A paved patio provides an ideal spot for al fresco dining, with stone-walled terraces leading up to a large, well-maintained lawn. The borders are richly stocked with mature shrubs, flowering perennials and specimen trees.

1,760 sq ft (164 sq m) | Freehold  
4 reception areas | 4 bedrooms | 2 bathrooms | Separate office  
Garage | Off street parking | Garden | Town location

Guide price £825,000

## Location

The property is situated within the well-regarded town of Wilton, well known as the Ancient Capital of Wessex, close to the historic cathedral city of Salisbury.

Wilton offers a good range of everyday amenities including independent shops, cafés, pubs, a supermarket with post office, Drs surgery, Dentist, shopping village and a primary school. The beautiful Wilton House is open to the public and has been used for filming The Crown, Bridgerton and numerous films.

Salisbury provides a wider selection of shopping, leisure and cultural facilities, including restaurants, theatres and a twice-weekly market. Salisbury is also home to a number of well-regarded independent schools, including Godolphin, Salisbury Cathedral School, Leahurst and Chafyn Grove School alongside Bishops Wordsworth and South Wilts Grammar Schools for boys and girls respectively.

The surrounding Wiltshire countryside and nearby New Forest National Park provide extensive opportunities for walking, cycling and outdoor pursuits.

The area benefits from excellent transport connections, with Salisbury railway station providing regular services to London Waterloo, Exeter and the South West. Road links are also strong, with the A36 and A303 offering convenient access towards Southampton, the M3 and the wider motorway network. There are airports at Bournemouth, Southampton and Bristol.

Postcode region: SP2

## General

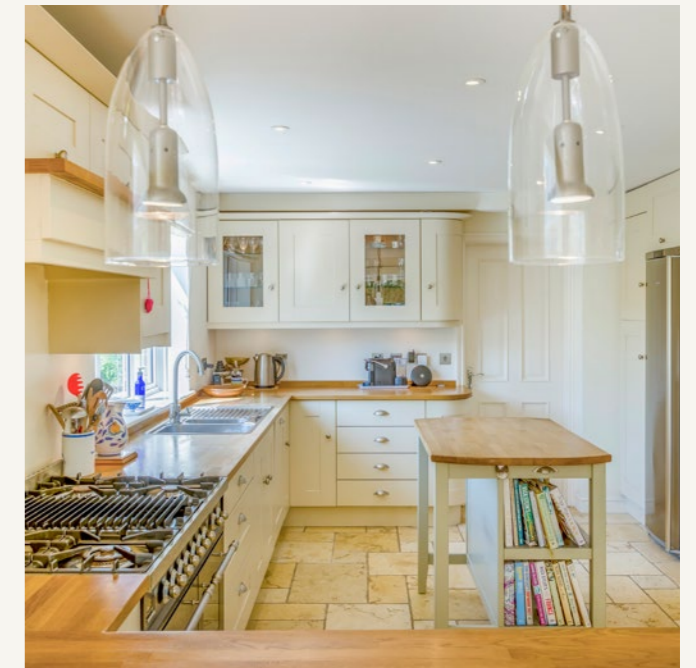
Local Authority: Wiltshire Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



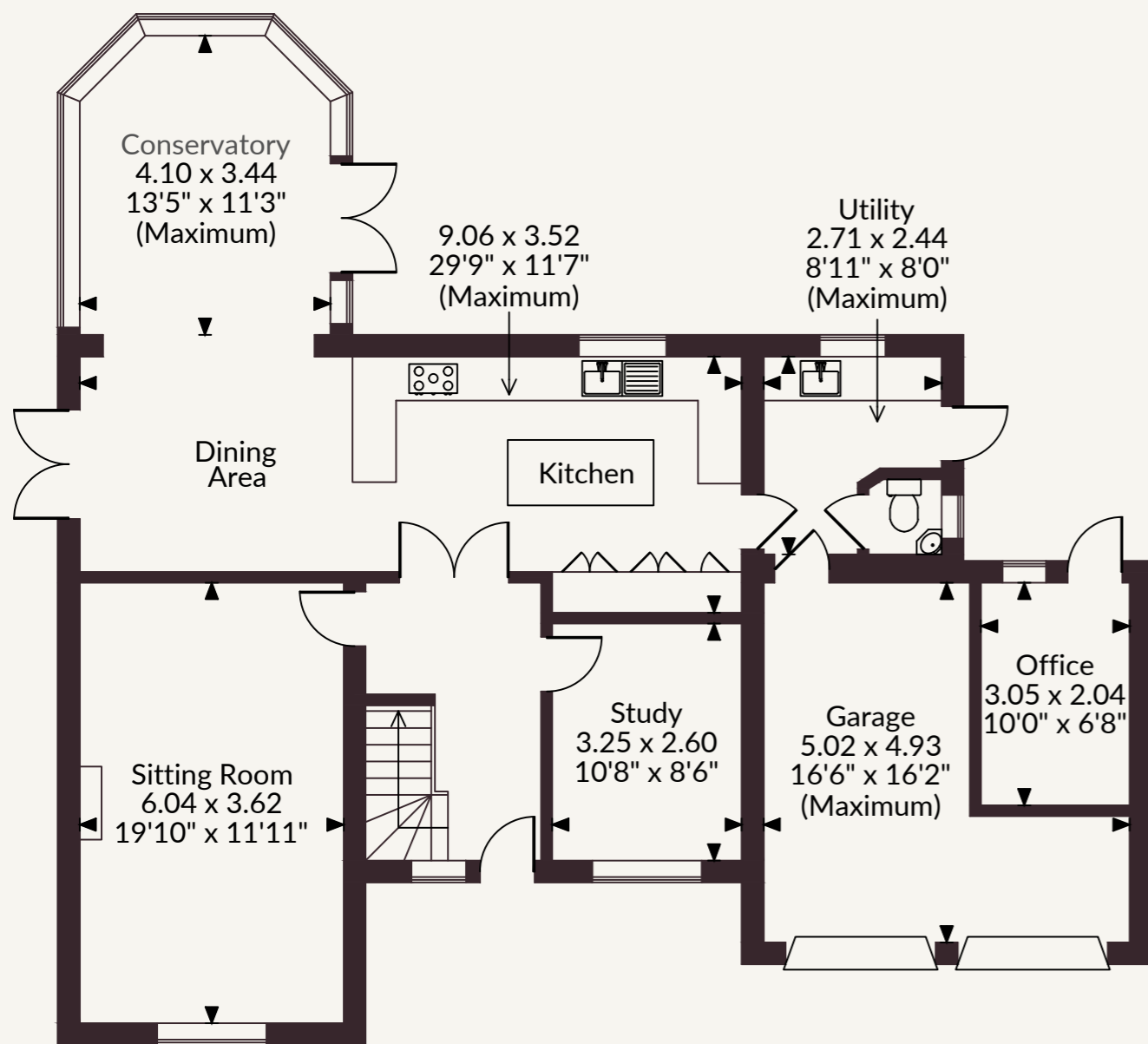
**The Croft, Wilton**

Main House internal area 1,760 sq ft (164 sq m)

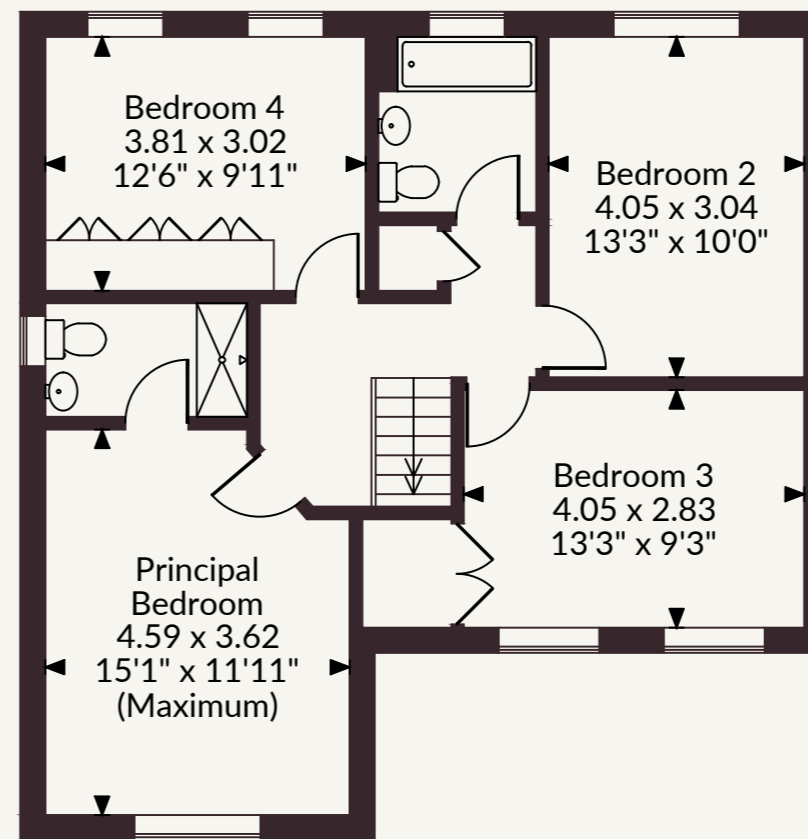
Garage internal area 191 sq ft (18 sq m)

Office internal area 67 sq ft (6 sq m)

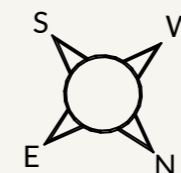
Total internal area 2,018 sq ft (187 sq m)



Ground Floor



First Floor



**Salisbury**

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