



## BAILEY LANE WILTON

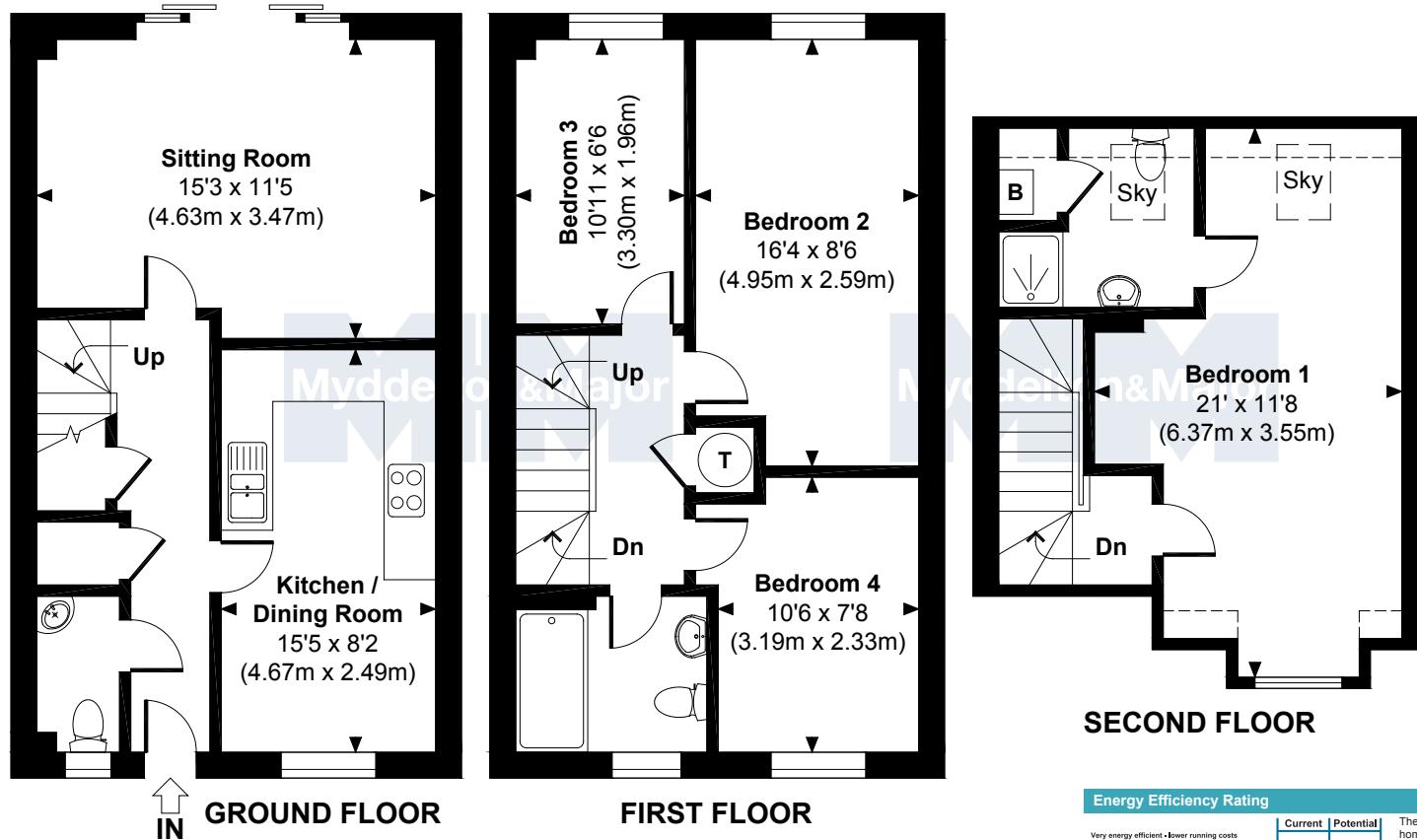
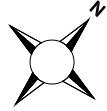
A superb four bedroom Freehold house built in 2016 by the highly regarded Redrow Homes



An immaculately presented four bedroom Freehold house with flexible living accommodation arranged over three floors, extending to c.1127 square feet. There is a high-quality eat in kitchen, a perfectly proportioned reception room which provides very pleasant views and access to the delightful, westerly aspect, rear garden. On the first and second floors there are four generously proportioned bedrooms and two bathrooms, one of which being an en suite to the principal bedroom. There are two allocated parking spaces.

Bailey Lane forms part of a modern development built by the highly regarded Redrow Homes on the former Wilton Land Command site. This lies on the edge of the town of Wilton which supports a good range of local amenities including three public houses, a hotel with restaurant, an impressive Italianate church, bakers, two doctors surgeries, osteopath, butchers, dentist and two convenience stores, one with a post office. The town also has a weekly market along with a very good bus service (including a park and ride) linking it to the cathedral city of Salisbury. Salisbury has an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline railway station with trains to London Waterloo, journey time approximately 90 minutes.





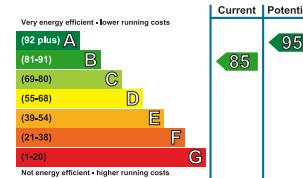
#### Approximate Gross Internal Area

**Total = 1127 Sq Ft / 104.67 Sq M**

Includes areas with Restricted room height.

Indicates restricted room height less than 1.5m.

#### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

49 High Street Salisbury Wiltshire SP1 2PD  
**01722 337575**  
[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

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