



Mardon

Butts Lane, Kilminster, Warminster, Wiltshire

Mardon

Butts Lane
Kilmington
Warminster
Wiltshire BA12 6RB

A superb sustainable contemporary house finished to a high specification with luxury family accommodation and wonderful far-reaching views on the edge of the village.



- Circa 3000 sq ft of accommodation
- Open plan kitchen/living/dining area
- Remainder of 10 year build warranty
- Underfloor heating throughout, Air source heat pump
 - Garage and ample parking
 - Far reaching countryside views
 - Edge of village
 - SIPs construction

Guide Price **£900,000**

Freehold

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THE PROPERTY

This stunning SIPs house was constructed in 2023 and offers wonderful free flowing open plan accommodation with full height glass doors to the garden and views beyond. From the vaulted hall there is a fantastic kitchen / dining / sitting room. The sitting room has a contemporary log burner and herringbone engineered oak floor, the kitchen has ample storage, premium Neff appliances including 3 ovens, induction hob, Quooker boiling water tap, a large marble island and large grey porcelain floor tiles. Sliding glass doors open to the terrace and provide uninterrupted countryside views. A study / playroom adjoins the kitchen with a large utility room beyond equipped with fitted washing machine and dryer, full height Zanussi fridge / freezer and sink. The adjoining garage has an electric roller door and potential to be converted to an additional reception room if desired.

On the first floor the master bedroom has a vaulted ceiling, walk-in wardrobe and a large ensuite; an all glass wall with sliding doors to the balcony gives superb views over the garden, fields and surrounding countryside beyond. In addition, there are 3 further double bedrooms, one ensuite and a family bathroom. The house has underfloor heating throughout, a heat recovery system, Sonos app controlled speakers on the ground floor, app controlled mood lighting, Somfy integrated blinds and Starlink Internet.

OUTSIDE

The property is approached from the lane via sliding electric gates on to a drive with ample parking for a number of cars. There is a garage with electric roller door, EV charging point and space for a carport. The back garden has a large porcelain patio which seamlessly extends the living space outdoors, a well-maintained lawn and panoramic far-reaching views over rolling Wiltshire hills.





SITUATION

The property is situated in the rural village of Kilmington which lies close to Stourhead House and Gardens, with Mere and Warminster being the closest towns. Mere is a small town in the lee of the Wiltshire Downs. It has a useful range of shops and offices, including doctors and dentist surgeries, bank, library, schools, post office and churches. Warminster is a larger town with further range of shops and amenities as well as railway station. Bath and Salisbury are both within easy driving distance.

Gillingham is about 7 miles away and has a mainline station to

London Waterloo and the A303 is about 3 miles away for easy access to London and the Westcountry. The West Wiltshire Downs lie in an Area of Outstanding Natural Beauty with fantastic year round nature and hiking and Longleat Park is about 6 miles away.

DIRECTIONS

What3words:///broads.thumbnail.calms

SERVICES

Mains water and electricity are connected to the property. Private drainage via treatment plant. Air source heat pump.

MATERIAL INFORMATION

Standard broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: G

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Butts Lane, Warminster

Approximate Area = 2675 sq ft / 248.5 sq m (Excludes Void)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

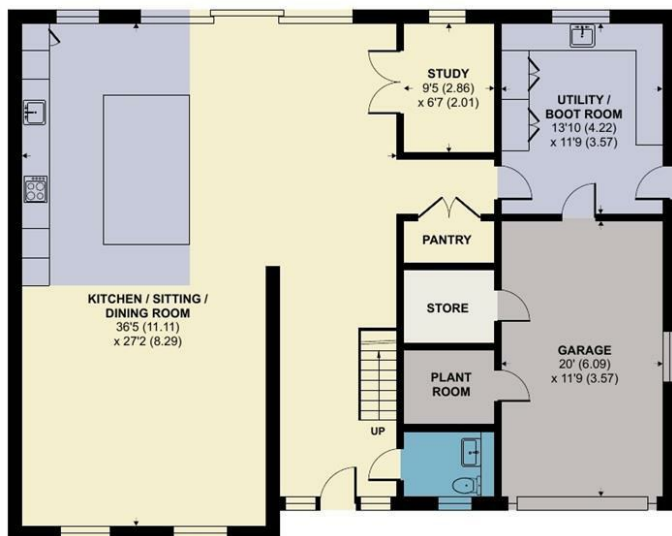
Garage = 313 sq ft / 29 sq m

Total = 3016 sq ft / 280.1 sq m

For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR

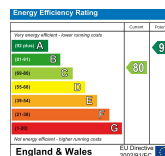


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1429132

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