



TO LET: Lye House, West Wick, Pewsey SN9

marriotts
property llp

TO LET: Lye House, West Wick, Pewsey SN9 5JZ

£700 per week

Pewsey 2 miles, Marlborough 7 miles.

Situated on an attractive rural farming estate near Pewsey in Wiltshire, with Pewsey 2 miles and Marlborough 7 miles.

Close to Pewsey rail station with excellent connectivity to London Paddington (55 minutes).

A 3-bedroom house with garaging in recently landscaped gardens, in a spectacular position lying under the North Wessex Downs with great walks and riding country on your doorstep.

Approached through the private estate of West Wick over a tarmac drive, the property stands on its own with fine views towards Salisbury Plain.

A gravel drive sweeps to the house and double garage. From the car park there is access to either the front door or to the rear



entrance with boot room/utility.

Internally the property is fitted out to a high specification having been recently renovated for the owner's own use.

GROUND FLOOR

The front door leads to the main hallway with

stairs to the first floor.

Sitting room with polished wooden floors and woodburning stove.

Kitchen/dining area with walk in larder and Esse electric range cooker and separate hobs.

Bosch American style fridge freezer and AEG dishwasher. Ceramic sink, island and Coran style worktops.

Utility room with ceramic sink and Miele washing machine and separate dryer. Coran style worktops and oil-fired central heating boiler supplying partial underfloor heating.

FIRST FLOOR

Main bedroom with ensuite shower room.

2 Further double bedrooms.

Family Bathroom.

Outside is a recently built brick and timber clad and slate roofed double garage.

The property has a private water supply and drainage, with mains electricity.

RENTAL TERMS

The property is available now to let on an Assured Shorthold Tenancy at an initial term of between 1 to 2 years.

RENTAL

£700 per week (£36,400 p.a.)

Please note the property lies on a private estate and due to the proximity of the main house preference will be given to prospective occupiers who are seeking a quiet use of the house. It is felt the property will best suit a retired couple or those looking for weekend or occasional use.

DEPOSIT

A five week rental deposit will be taken at the commencement of the lease.

PETS

Well behaved dogs will be considered.

EPC

The property has a rating of D.



DIRECTIONS

From Pewsey train station proceed north on A345 towards Marlborough. After crossing the Kennet and Avon canal take the next right after about half a mile into Sunnyhill Lane. At the end of the lane after about 1 mile turn left at the T junction and pass through the gates to West Wick Estate and continue along the tree lined avenue. At the left hand bend that leads to the main house continue straight on and turn into the driveway into Lye House after a 100 metres.

From Marlborough head south on A345 towards Pewsey. After passing through the village of Oare take the left hand turning after the village to Sunnyhill Lane. At the end of the lane after about 1 mile turn left at the T junction and pass through the gates to West Wick Estate and continue along the tree lined avenue. At the left hand bend that leads to the main house continue straight on and turn into the driveway into Lye House after a 100 metres.

VIEWING

Please arrange viewings with the letting agent on 01367 242422. Ref: AJB.LYE.HSE



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