



4 Vicarage Gardens, Dilton Marsh, Westbury, BA13 4FB
Guide Price £1,100,000

COOPER & TANNER
THE ART OF AGENCY

- Exceptional Detached Family Home
- Prestigious Tree Lined Private Development
- Impressive Entrance Hall
- Three Reception Rooms
- Kitchen/Breakfast Room With AGA
- Five Bedrooms
- Two With Ensuite & Family Bathrooms Fitted With Villeroy and Boch Sanitary Ware
- Superb Gardens & Grounds Extending To Approx. 1.25 Acres
- Attached Double Garage & Parking
- Gas Fired Central Underfloor Heating Throughout With Individual Zones and Alarm System

Viewing

Strictly through Cooper & Tanner
on 01985 215579

4 Vicarage Gardens, Dilton Marsh, Westbury, BA13 4FB

Description

An exceptional detached family house which was built by Ashford Homes in 2007 of attractive dressed Bath stone elevations under a slate roof. The property offers spacious and well planned accommodation which has been finished to a very high standard and benefits from a home network infrastructure and is also pre-wired for cinema surround sound, gas fired central heating and double glazing. The accommodation comprises impressive curtain wall glass fronted reception hall, cloakroom, drawing room, family/dining room, study, kitchen/breakfast room with AGA and three Miele ovens (oven, combi microwave and steam oven). The kitchen is fitted with handmade bespoke maple wood units and Quartz worktops, extended glazed dining area with bi-fold doors overlooking the beautifully tended garden, utility room, galleried landing, master suite with dressing room and ensuite



bathroom, second bedroom with ensuite, three further bedrooms, family bathroom, attached double garage and superb gardens extending to circa 1.25 acres.

Outside

The superb gardens are beautifully maintained by the current owners and are extended to approximately 1.25 acres. The property is approached over a shared gravel driveway for the four houses, onto a brick paviour driveway which

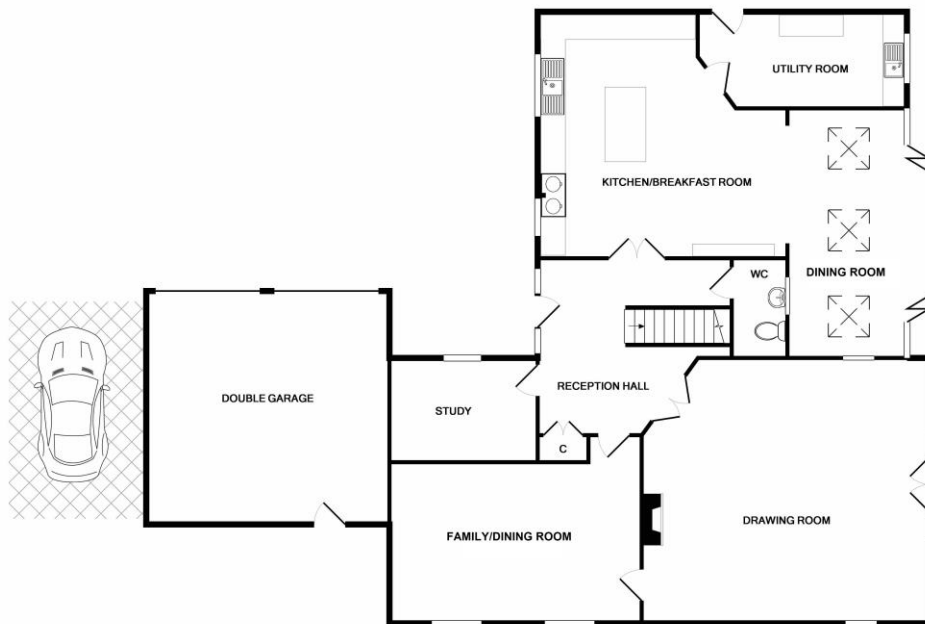
leads to the oak framed car port with additional gravel parking area to the side. Attached double garage with two up and over electric doors, power, light and courtesy door to the rear. To the front, the property enjoys a lovely aspect to the Old Vicarage. Side access leads to the extensive rear garden which has a flagstone paved sitting area and is mainly laid to lawn with some well planted trees giving a parkland feel. The private rear garden is particular feature of the property and has a lovely aspect over open countryside.



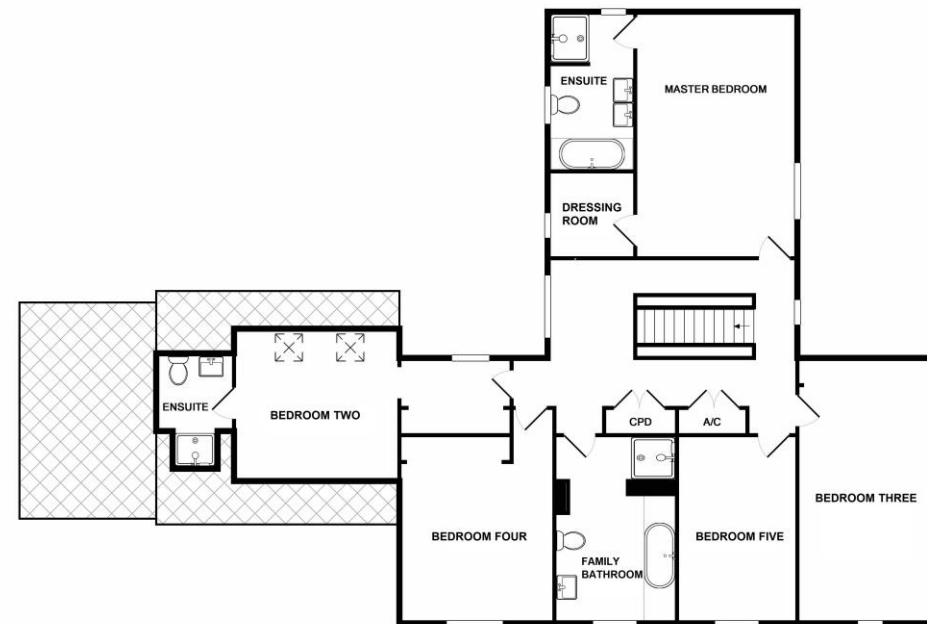
Location

The property is quietly set in an exclusive development of just four individual homes set in the grounds of the Grade II listed Old Vicarage. Located within the popular village of Dilton Marsh which enjoys local amenity to include a primary school (rated outstanding in its last Ofsted report), village shop and public house. Warminster lies approximately six miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.





GROUND FLOOR
APPROX. FLOOR
AREA 2108 SQ.FT.
(195.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1682 SQ.FT.
(156.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3788 SQ.FT. (351.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RECEPTION HALL

16' 2" x 13' 3" (4.93m x 4.06m)

KITCHEN/BREAKFAST ROOM

21' 4" x 19' 8" (6.52m x 6m)

UTILITY ROOM

18' 8" x 7' 3" (5.69m x 2.21m)

DINING ROOM

20' 0" x 9' 1" (6.12m x 2.78m)

STUDY

11' 3" x 6' 4" (3.45m x 1.94m)

FAMILY/DINING ROOM

21' 5" x 14' 8" (6.53m x 4.48m)

DRAWING ROOM

23' 0" x 21' 4" (7.03m x 6.52m)

CLOAKROOM

8' 10" x 4' 0" (2.71m x 1.23m)

GALLERIED LANDING

21' 5" x 12' 7" (6.53m x 3.86m)

MASTER BEDROOM

19' 9" x 13' 0" (6.03m x 3.97m)

ENSUITE

12' 6" x 8' 0" (3.82m x 2.44m)

DRESSING ROOM

8' 0" x 6' 9" (2.44m x 2.06m)

BEDROOM TWO

12' 10" x 12' 1" (3.92m x 3.7m)

ENSUITE

9' 3" x 6' 1" (2.83 into shower x 1.86m)

BEDROOM THREE

19' 0" x 11' 6" (5.8m x 3.51m)

BEDROOM FOUR

13' 0" x 12' 5" (3.98m x 3.79m)

BEDROOM FIVE

14' 10" x 9' 7" (4.53m x 2.94m)

FAMILY BATHROOM

15' 1" x 9' 6" (4.62m x 2.91m)

GARAGE

19' 7" x 18' 5" (5.97m x 5.63m)

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





Services

Mains drainage, water, gas and electricity are connected. (Services not tested)

Heating

Gas fired central heating

EPC Rating

Rating C

Local Authority

Wiltshire Council

Council Tax Band

Band G

Tenure

Freehold

Directions

From the agents office proceed out of Warminster onto the A36. At Black Dog Hill turn left and at the top of the slip road turn right signposted Westbury. Take the third turning on the left into The Hollow and follow the road down through the wood. Turn left towards the bottom signposted Vicarage Gardens where you will enter the small private development and number four is the last house on the right hand side.

Viewing Arrangements

Strictly through Cooper and Tanner on 01985 215579

Date of details: 21st August 2017





48/50 Market Place, Warminster, Wiltshire, BA12 9AN
Tel: 01985 215579 E: warminster@cooperandtanner.co.uk