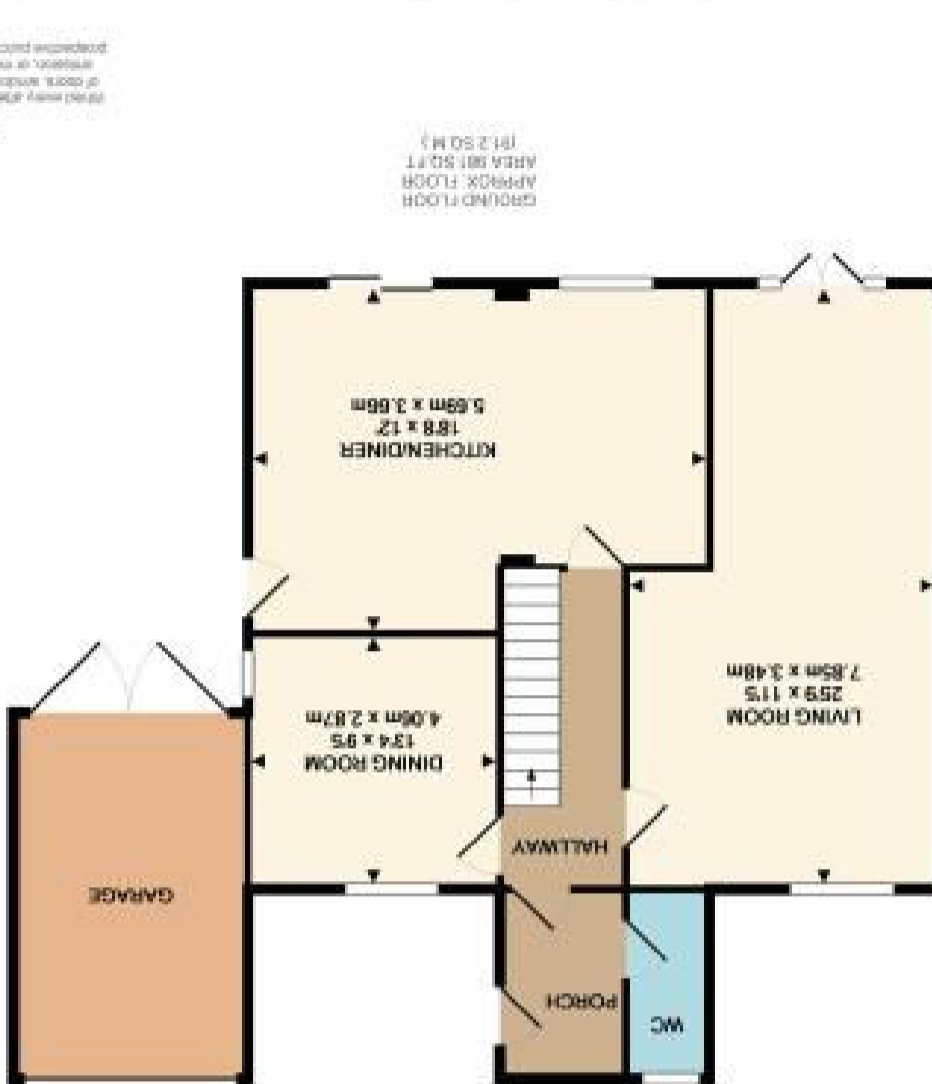
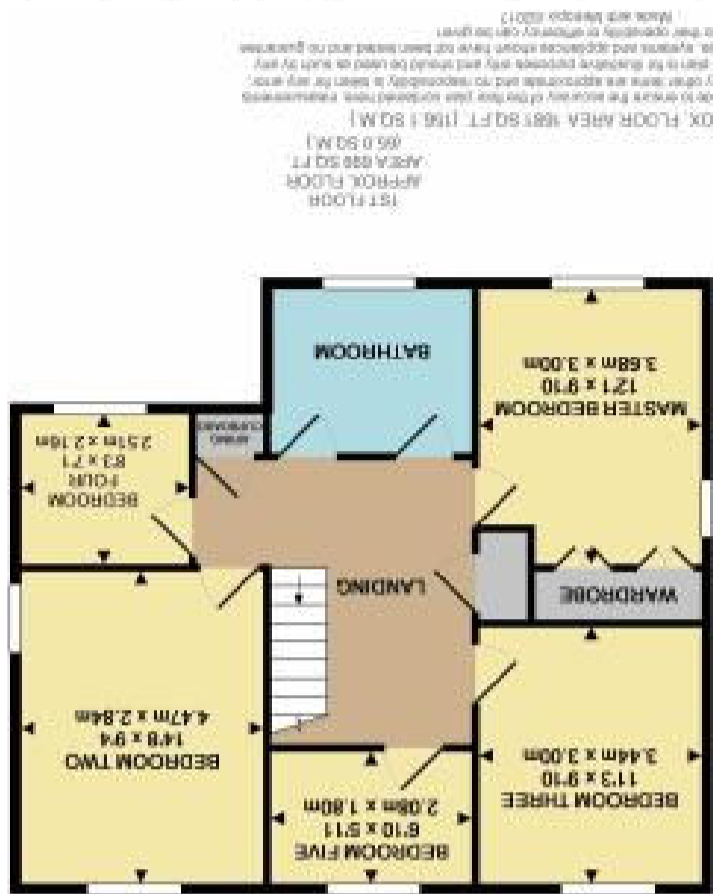




**COOPER & TANNER**  
To Contact From Office

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24 Stormore, Dilton Marsh, Wiltshire BA13 4BH  
Asking Price of £450,000

**COOPER & TANNER**  
THE ART OF AGENCY

### Description

An impressive family house with flexible accommodation and beautifully landscaped garden within this quiet and sought after part of the village.

The accommodation includes: an entrance hall which leads to the downstairs cloakroom, the snug, the lounge and the kitchen/dining room. The lounge is very naturally light and features French doors onto the beautifully landscaped rear garden. The snug is a good size and enjoys dual aspect windows. The kitchen/dining room is a fabulous size and overlooks the rear garden. There are a range of stylish wall and base units, integrated dish washer, room for a table and chairs and double doors onto the rear garden.

On the first floor there are five bedrooms, three of which are good size doubles. There is also a family bathroom with a bath and shower over.

### Outside

There is parking to the front for 5 vehicles with access into the garage and around to the rear garden. The rear garden have been cleverly landscaped and provide an excellent seating area that adjoins the doors from the kitchen and the lounge with an extensive lawn beyond. The lawn is decorated with a number of plants and fruit trees and there are flower beds bordering the lawn. In the left hand corner is an excellent timber shed. The garden is fully enclosed, private and ideal for anybody with children and pets.

### Location

Dilton Marsh has a farm shop with a café, a village hall, a pub and a primary school, hairdresser and a church. The towns of Frome, Warminster and Trowbridge are all easily accessible. Dilton Marsh has its own railway Halt with connections to the South Coast, Bath, Bristol and Wales, while nearby Westbury has links to Waterloo and high speed links to London Paddington (1 hour 20 minutes). The cities of Bath and Bristol are both within commuting distance, and there are excellent private schools at Warminster and Bath.

### Tenure

Freehold.

### Council Tax Band

Band E.

### EPC Rating

Rating D.

### Services

Mains drainage, water, and electricity are all connected. Gas in road.

### Heating

Oil fired central heating.

### Viewing

Strictly through Cooper & Tanner on 01373 455060.

**AS 29/08/2017**

