





📍 Dursley Farmhouse, 28 Dursley Road, Heywood, Westbury, Wiltshire, BA13 4LG

🏠 Asking Price £850,000

A delightful, four double bedroom, three reception room, three bathroom, detached house, which dates back to the early 1900's and has been greatly extended and improved. The property occupies a generous and immensely private plot which is bordered by a babbling stream and benefits from good sized, lovingly maintained gardens.

- Stunning, Detached House
- Four Double Bedrooms, Three Reception Rooms
- Bathroom & Two En Suite Shower Rooms
- Superb Kitchen/Breakfast Room
- Utility & Cloakroom
- Garden Office & Workshop
- Detached, Double Garage & Log Store
- Large, Private Gardens
- Idyllic Setting
- Village Location

🏡 Freehold

🏠 EPC Rating D





Dursley Farmhouse is a delightful, detached house, dating back to the early 1900's, which has been greatly extended and improved to create a wonderful home. The property occupies a generous and immensely private plot which is bordered by a babbling stream and benefits from good sized, lovingly maintained gardens to the front, sides and rear.

The well presented and generously proportioned accommodation is arranged over two floors and comprises; entrance porch with boot room off, impressive dining hall with vaulted ceiling, large sitting room with feature fireplace, inset wood burning stove and bi-fold doors opening onto the garden, snug/second reception room with feature working fireplace, fabulous 24' kitchen/breakfast room with an excellent range of handmade units, some integrated appliances and AGA, utility room, cloakroom, impressive gallery landing, good sized principle bedroom with walk in wardrobe and en suite shower room, guest bedroom with en suite shower room, two further double bedrooms and a bathroom with modern, white suite.

The property is complimented by wonderful, private gardens to all sides. To the front of the property there is an easily maintainable, predominately gravelled garden with water feature and a variety of seating areas. To the sides and rear, there are beautiful gardens which offer a number of seating areas, including a stunning deck built over the stream providing a great spot for entertaining and enjoying the beautiful views on offer. A large proportion of the garden is laid to lawn and is interspersed with a selection of ornamental bushes and small trees. The side and rear of the garden is bordered by a stream which is set down at a lower level than the lawn and provides a relaxing sound of running water.

Detached garden office with power and lighting, 14' detached workshop/store and an attractive, oak framed, double garage with log store. Generous driveway for parking numerous vehicles which is accessed via a five bar gate.

#### **Situation**

Heywood is a small village with an active community centre which is situated on the northern outskirts of Westbury. The property is conveniently located within a short drive of Westbury station (approximately 5-10 minutes), a railway hub which provides fast, direct trains to London Paddington and many other parts of the country. The Royal Oak in Hawkeridge is a popular public house which is only a short walk away. Westbury is a market town which sits on the western edge of Salisbury Plain and offers a good range of local shopping and leisure facilities, primary and secondary schooling. Nearby Warminster, Trowbridge and the City of Bath provide a more extensive range of leisure, retail and schooling with the A350 providing good access to the M4 and A303.

#### **Property Information**

Council Tax Band; F

Freehold

Services; Mains Water, Drainage and Electricity

Oil Fired Central Heating

EPC Rating; D





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Approximate Area = 2217 sq ft / 205.9 sq m (excludes garage & void)

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Garages = 161 sq ft / 14.9 sq m

Outbuilding = 226 sq ft / 20.9 sq m

Total = 2636 sq ft / 244.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1262881

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