



High Street, Dilton Marsh Westbury BA13 4DW

welcome to

High Street, Dilton Marsh Westbury

Welcome to this beautiful character property in the heart of the village of Dilton Marsh. Formerly two cottages, High Street is an impressive renovated home immaculately presented throughout. Offering front and rear gardens, parking and a double garage.

Ground Floor

Entrance Porch

Entrance porch to the front.

Front door. Double glazed entrance door. Double glazed window to the side.

Drawing Room

14' 6" max x 11' 8" max (4.42m max x 3.56m max)

Spacious family room upon entrance with stairs to the first floor.

Double glazed window to the front. Understair storage. Built in wall storage. Feature fireplace. Radiator.

Hallway

Hallway connecting all areas of the ground floor.

Radiator. Tiled slate floor. Exposed beams.

Cloakroom

Ground floor cloakroom.

WC. Wash hand basin. Towel Radiator. Partially panelled. Exposed beams.

Pantry

Separate pantry with space for fridge freezer and shelving.

Living Room

22' 2" max x 10' 2" max (6.76m max x 3.10m max)

Spacious living room.

Two double glazed windows to the front. TV point. Feature fireplace with log burner. Radiator. Partially panelled walls.

Open Plan Kitchen/ Diner

Kitchen Area

24' 5" (max) X 13' 8" (max)

Spacious kitchen with access to the rear.

Double glazed window to the rear. Door to the rear. Wall and base units. Breakfast bar. Sink and drainer. Integrated appliances including wine fridge, washing machine, dishwasher, double oven and induction hob. Exposed beams. Exposed brick. Tiled slate floor.

Dining Area

13' 7" (max) X 24' 5" (max)

Spacious Dining area with rear access.

Double glazed windows and French doors to the rear opening onto the decked area. Two radiators. Ample dining space.





First Floor

Landing/ Hallway

Landing attaching to all first floor accommodation.
Double glazed velux window. Storage cupboard. Loft hatch.

Bedroom One

13' 7" max x 11' max (4.14m max x 3.35m max)
Generously sized master bedroom with access to dressing room and en-suite facilities.
Double glazed window to the rear. Radiator.

Dressing Room

10' 2" max x 7' 7" max (3.10m max x 2.31m max)
Dressing room attached to the master bedroom.
Airing cupboard (boiler 2018).

Master En-Suite

En-suite shower room to the master bedroom.
WC. Wash hand basin. Shower cubicle. Loft hatch.

Bedroom Two

12' 5" x 12' 5" (3.78m x 3.78m)
Second double bedroom with access to en-suite facilities.
Two double glazed windows to the rear. Storage cupboard. Two radiator.

En-Suite Two

Second en-suite shower room to bedroom two.
WC. Wash hand basin. Shower cubicle. Towel radiator.

Bedroom Three

14' 5" max x 11' 8" max (4.39m max x 3.56m max)
Third double bedroom to the front.
Two double glazed windows to the front. Storage cupboard. Radiator.

Bedroom Four

10' 3" max x 10' 2" max (3.12m max x 3.10m max)
Final double bedroom to the front.
Double glazed window to the front. Radiator.

Bathroom

Fitted family bathroom.
Velux window. WC. Wash hand basin. Bath tub. Towel radiator. Partially tiled walls.
Exposed stone wall.

Outside

Front Garden

Low maintenance gravel front garden with brick wall, fence with two gates and shrubs.

Rear Garden

Beautifully landscaped rear garden with side access, a large covered decked seating area, patio, laid lawn, enclosed wood panel fencing and access to the garage.

Parking

Parking with space for upto 4 vehicles.

Garage

Double garage with up and over doors and rear access.



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welcome to

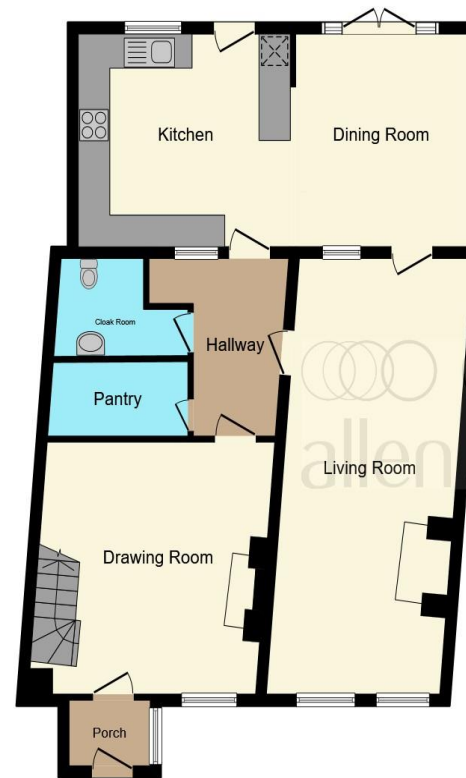
High Street, Dilton Marsh Westbury

- Four Bedroom Character Cottage.
- Flexible Accommodation.
- Cloakroom, Two En-Suites & Family Bathroom.
- Front & Rear Garden.
- Parking & Double Garage.

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WST107644 - 0010

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