



📍 Cleeve House, 10 Salisbury Hollow, Edington, Wiltshire, BA13 4PF

🔗 Guide Price £740,000

A superbly renovated 4 bedroom detached village home, set in an elevated position with commanding views, plus an indoor pool and gym.

- Spacious Individual Home Of Over 2300sqft
- Luxurious High Specification Finish
- 4 Bedrooms (All With Fitted Wardrobes)
- A Magnificent Handmade Kitchen
- An Indoor 31ft Combined Gym & Heated Spa Pool
- 21ft Dual Aspect Sitting Room With Log Burner
- Contemporary Bathroom & En Suite
- Garage & 3 Parking Spaces
- Cleverly Designed Garden & Sun Terraces
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



Beautifully positioned in a tranquil location with far reaching views, this immaculate detached home is a must view! Cleeve House is an exceptional village home that has been lovingly renovated and creatively extended by the present owners.

The property is set up a single track lane in the highly regarded village of Edington and has amazing countryside to enjoy right on the doorstep, as well as being a stone's throw from the village amenities. The house now offers a luxurious finish with an exquisite handmade kitchen and a fabulous extension that houses an indoor 'swimfinity training pool,' alongside a gymnasium.

Internally, an entrance hall with tiled flooring and an oak staircase, has oak doors leading off to a 21'6" dual aspect sitting room with a log burning stove, a separate utility room with downstairs cloakroom. The stunning bespoke kitchen benefits from underfloor heating and a wonderful atrium with an electric blind. The kitchen features a large island with a solid granite worktop and a range of quality integrated appliances including a wine chiller. There is a handy walk-in pantry and boot room also set off the kitchen. The gym/pool room has exposed stone walling combined with cedar cladding and two skylights with reinforced safety glass that enables you to look down into it from the roof terrace. On the 1st floor there is a modern family bathroom alongside 4 bedrooms (3 are doubles, all have fitted wardrobes), plus a stylish en suite. Outside, there is a single garage plus 3 parking spaces. The gardens have been cleverly designed and have complete privacy with an electric awning over the ground floor terrace and steps up to a 1st floor terrace with raised flower beds and an irrigation system. The house also owns a large section of garden opposite the house with a chicken pen, a kitchen garden with more raised beds and irrigation, 2 greenhouses with light and electrics.

Situation

Cleeve House is situated in the highly sought after village of Edington, nestling in the foothills of Salisbury Plain with incredible views over the surrounding countryside and excellent walks and cycle rides just as you turn left off the driveway and proceed up the hill. Edington with its historic 14th Century Priory Church has an excellent village pub called The Three Daggers and an equally impressive Farm Shop and Microbrewery, plus a post office. Edington is located within one mile of Bratton which offers a number of amenities to include a shop, primary school, doctors and a nearby Golf Club in Erlestoke. The historic town of Devizes is 10 miles to the north east and provides a wide variety of facilities including craft and speciality shops, restaurants, hotels and numerous leisure facilities. The major centres of Bath, Salisbury and Swindon are all within commuting distance and a main line railway station in Westbury provides a regular service to London Paddington.

Property Information

Services: Oil fired heating, mains water, drainage and electricity. Solar panels (owned outright) with additional Tesla battery which massively helps reduce the energy bills in the summer months. Underfloor heating to the kitchen. Irrigation system in the main garden and the terraced garden for the raised flower beds.



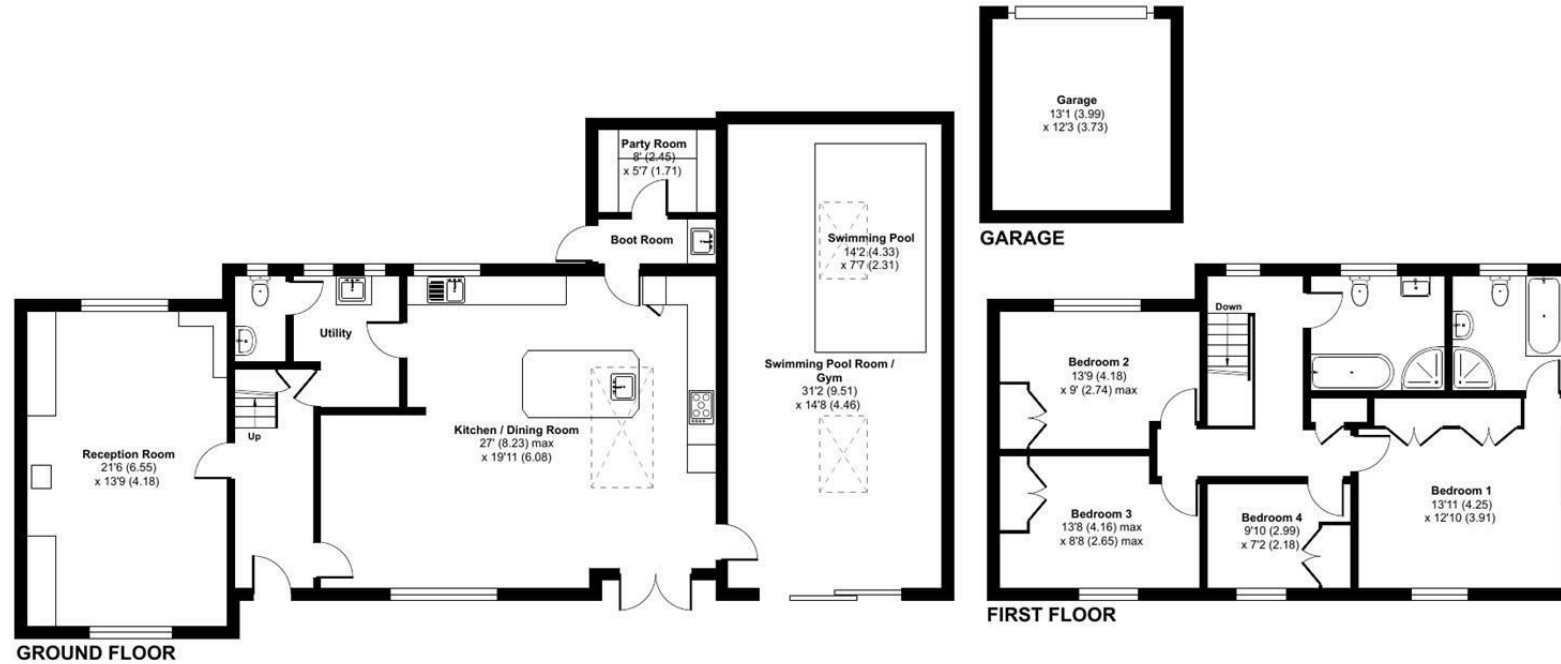
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Approximate Area = 2348 sq ft / 218.1 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 2508 sq ft / 232.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1197499

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