



📍 11 Greater Lane, Edington, Wiltshire, BA13 4QP

🏠 Guide Price £425,000

A well-presented 3-bedroom bungalow with incredible energy efficient credentials and beautifully maintained, mature rear garden.

- Incredible energy efficiency rating
- 3-bedroom bungalow
- Garage with electric up and over and driveway parking
- Immaculate mature rear garden
- L-shape large reception room with wood burner
- Rural location in sought after village
- Separate large utility room
- Built in wardrobes to bedrooms 1 & 2

🏡 Freehold

🏠 EPC Rating A



Tucked away along the peaceful Greater Lane in the village of Edington, this detached three-bedroom bungalow offers well-balanced accommodation, mature gardens, and a selection of energy-saving and practical upgrades. With all rooms arranged on one level and a garden outlook from each bedroom, it's a property well suited to those looking for a comfortable and quietly located home.

The layout, includes a spacious 'L-shape' central reception area with wood-burning stove, a separate dining space, and a well-laid-out kitchen complete with Quooker hot tap, induction hob with granite surround, water softener, and adjoining large utility room. A mechanical ventilation heat recovery (MVHR) system supports airflow throughout, while electric blinds with a sun sensor offer convenience in the main living area.

There are three bedrooms in total, all with garden outlooks, and bedrooms one and two feature built-in wardrobes. The bathroom includes a whirlpool bath and overhead rainfall shower. Other notable additions include an air source heat pump, solar panels with 9kW battery, CCTV and an alarm system.

Outside, the gardens are a real strength of the property—beautifully planted and thoughtfully arranged, with two apple trees, greenhouse, raised beds, and both lawn and patio areas to enjoy. A garage with electric up and over door sits to the side, with driveway parking and side access to the garden.

A rare opportunity to secure an energy efficient single-storey home in a desirable village setting, with scope to personalise in time.

Situation

The property is situated in the sought after village of Edington nestling in the foothills of Salisbury Plain with fine views over the surrounding countryside. Edington has a post office, farm shop, garden centre and a village pub. The village has won a prize in the past for community spirit, there is a famous annual music festival at Edington Priory Church and regular musical events there. The County Town of Trowbridge is 6 miles away, and has a Cinema, hotels, restaurants, pubs, leisure facilities, shops and a weekly market, as well as a main post office, and railway station providing a connection to London and the West Country. Westbury is 5 miles and Devizes is 8 miles away respectively. There is a GP Surgery and primary school at Bratton, secondary schools in Westbury, Trowbridge and Market Lavington.

Property information

Air source heat pump, solar PV panels with 9kw battery, natural ventilation with heat recycling unit. We are advised mains water, electricity and drainage are connected.

Tenure: Freehold

Council tax band: D

EPC rating: A



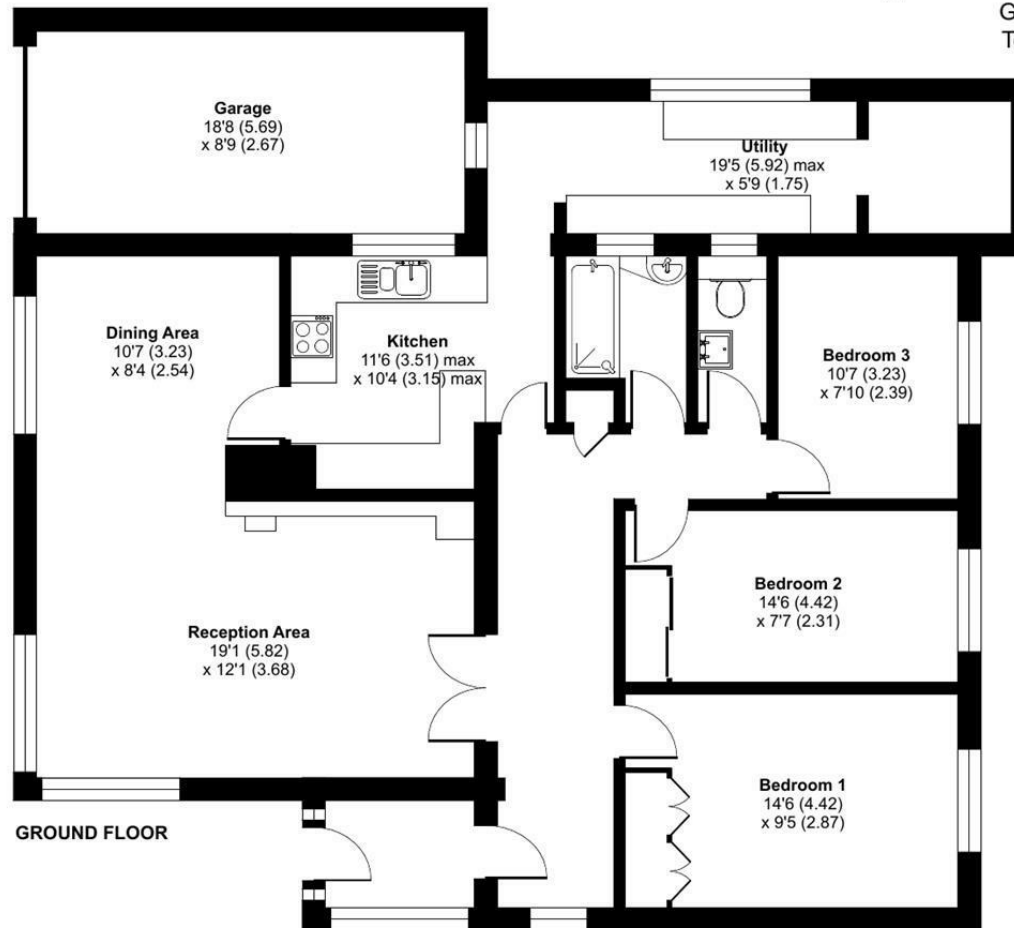
Greater Lane, Edington, Westbury, BA13

Approximate Area = 1248 sq ft / 115.9 sq m

Garage = 164 sq ft / 15.3 sq m

Total = 1412 sq ft / 131.2 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: 1332245

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