



Offers in excess of:

£390,000

Energy Efficiency Rating: A

High Street, Dilton Marsh, BA13 4DR.

A rare opportunity to purchase this individual, architect designed, 3 bedroomed detached family residence situated in the heart of Dilton Marsh, built to an exacting and quality specification and finish. The benefits include an EPC rating of A, together with solar panels and electric car charging point, 10 year warranty, open plan downstairs accommodation with underfloor heating and luxury appointed kitchen with fitted appliances and high end bathroom and ensuite. Viewing essential.





A rare opportunity to purchase this individual, architect designed, 3 bedroomed detached family residence situated in the heart of Dilton Mash, built to an exacting and quality specification and finish. The property benefits from 3 double bedrooms (one with ensuite), open plan lounge/diner with kitchen off, gas heating with under floor heating to the ground floor, luxury appointed kitchen with fitted appliances, highend fitted house bathroom and ensuite, integral garage, plenty of off-road parking and low maintenance gardens to the rear. Westbury train station is approximately 2.5 miles away giving fast link access (1 hour 13 min) to London Paddington. Open countryside is close by, giving fantastic walks, with Westbury White Horse some 4 miles away. The family sized accommodation briefly comprises:- canopy porch, entrance hall, open plan lounge/diner/kitchen, utility room, cloakroom, master bedroom with ensuite, 2 further double bedrooms, house bathroom, gardens, garage and parking. The further benefits include an EPC rating of A, together with solar panels and electric car charging point within the garage and insurance backed 10 year warranty. An early inspection is highly recommended. Please call 01225 263006 to arrange an internal inspection.

Entrance Porch:

Canopy porch with courtesy outside light.

Entrance Hall:

Entered via composite double glazed front door, stairs rising to first floor landing with inset LED lighting, oak doors to garage and oak door to:

Lounge/Diner: 8.93m x 4.03m

Open plan and double aspect room with double glazed window to front aspect and double glazed bi-fold doors to rear garden, fitted floor coverings, TV & telephone point, central heating thermostat for underfloor heating, understairs cupboard with light, access to:-

Kitchen: 3.58m x 3.09m

Luxury appointed kitchen with full range of white high gloss, base level cupboards, drawers and pan storage drawers, fitted matching wall units, large recycling drawer with fitted recycling bins, integrated fridge/freezer and dishwasher, fitted work surfaces with matching upstands, white polycarbonate sink unit with swan neck mixer tap over, inset induction hob with matching splash screen and stainless steel canopy extractor hood, eye level fan assisted electric oven with an additional combination microwave oven above. Inset LED downlights, central heating thermostat for underfloor heating, kickboards with LED lighting, fitted breakfast bar, double glazed window to rear aspect, fitted floor coverings. Oak door to :

Utility Room: 1.67m x 1.26m

Plumbing for washing machine and space for dryer, double glazed window to side aspect, fitted work surface with upstand, extractor fan and LED downlight, central heating controls, oak door to:-

W.C:

Corner wash hand basin with mono tap, low flush WC in concealed cistern, extractor fan and LED downlight.

First Floor Landing:

LED downlights, radiator, access to loft space, airing cupboard with auto sensor lighting with radiator, oak doors to:-

Master Bedroom: 4.93m x 4.08m

Double glazed window to front aspect, radiator, wiring for TV point. Fitted floor coverings.

Ensuite: 2.78m x 1.47m

Quality fitted ensuite with walk in shower cubicle with glazed shower screen, large shower rose with separate shower attachment, niche with LED lighting, low flush WC with integrated wash hand basin with mono tap and cabinet below, tiled walls and flooring, shaver socket, heated towel radiator, double glazed window to front aspect, fitted mirror with sensor, LED downlights and extractor fan.

Bedroom Two: 3.76m x 3.88m

Double glazed window to rear aspect, radiator. Fitted floor coverings.

Bedroom Three: 3.24m x 3.27m

Double glazed window to rear aspect, radiator. Fitted floor coverings.

House Bathroom: 2.65m x 1.85m

White suite of shower bath with large shower rose, separate shower attachment, niche with LED lighting, glazed shower screen and mono mixer tap, low flush WC with integrated wash hand basin unit, with mono tap, concealed cistern and cabinet below, shaver socket, fitted mirror with sensor, towel radiator, tiled walls and flooring, extractor fan, LED downlights, double glazed window to side aspect.

Parking/Garage:

Shingled parking area to the front giving plenty of off-road parking, access to integral garage with electrically operated roller door. Electric car charging point, inverter for solar panels, Worcester gas boiler for central heating, underfloor heating and domestic hot water, hot and cold water taps, pressurised hot water tank, fitted power point, lighting with sensors. Door to side.

Front Garden:

Access through timber gate posts, retaining close boarded fencing to front. Shingled area giving an abundance of off-road parking. Further close board/acoustic fencing. Fitted outside lighting with sensors.

Rear Garden:

Low maintenance rear garden laid to artificial lawn, spacious patio area, close board fencing to 3 sides, fitted outside lighting and power points.

www.ahea.co.uk

£390,000

Offers in excess

165 High Street,
Dilton Marsh,
BA13 4DR

Call now, visit us in
branch or go online
to book your
viewing.



01225 463006



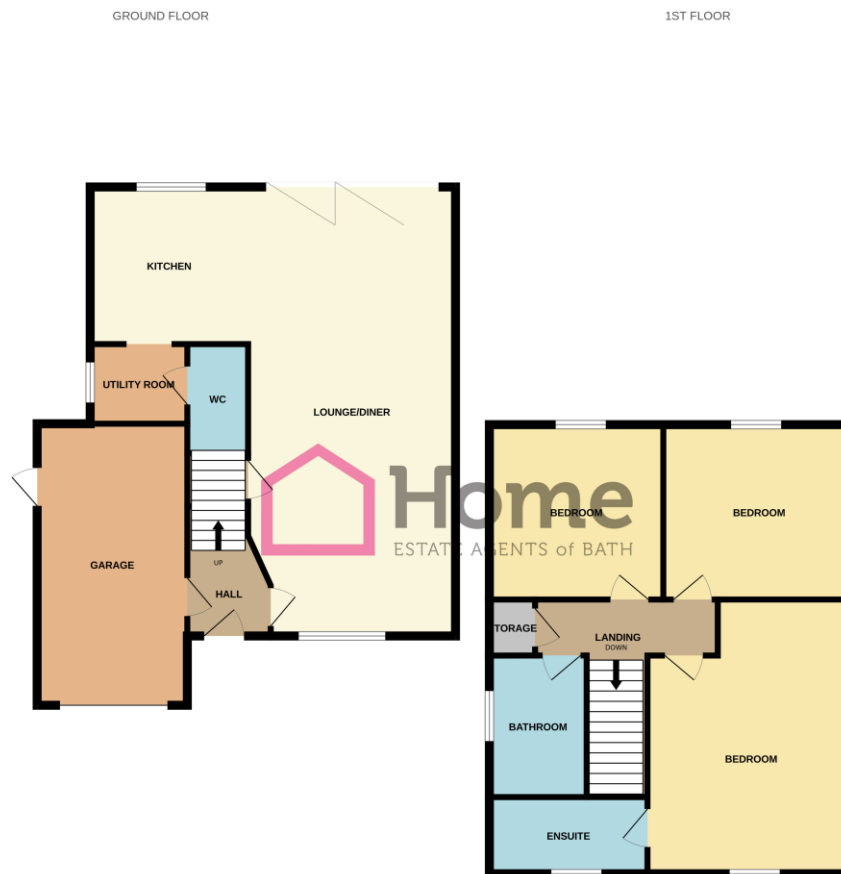
sales@ahea.co.uk



@at_home_bath



@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801