

TOWN&COUNTRY
ESTATES



Clearwood, Dilton Marsh, Westbury, Wiltshire BA13 4BD

£425,000

LOCATION

Set on the edge of Dilton Marsh, this immaculately presented home is found along a quiet road, on the cusp of picturesque Woodland walks. The Village of Dilton Marsh is a pretty Wiltshire Village, situated just 2.5 miles from the town of Westbury and approximately 16 miles from the beautiful Georgian City of Bath. Dilton Marsh offers an interesting mixture of period and modern homes. The Village itself benefits a Primary School, Village Hall, Church and a Public House. Approximately 5 miles distance is the charming market town of Frome which provides many individual retail outlets and is close to the much renowned Babington House. Meanwhile Trowbridge, the County Town of Wiltshire with its excellent range of shopping and other amenities, is within 7.5 miles. In the nearby town of Westbury there is also a mainline railway station giving direct access to the cities of Bath, Bristol and London Paddington.

DESCRIPTION

This spacious and exquisitely presented four double bedroom, semi detached, countryside home has been extensively modernised with high end refinements throughout. Stand out features include; a new oil boiler, a modern kitchen with integrated appliances, a luxury four piece bathroom, replaced double glazed windows/doors and landscaped gardens.

The ground accommodation comprises a welcoming entrance porch, large open plan living and dining area, an office/study/hobby room and a modernised kitchen with cloakroom/laundry room. The first floor has four well presented double bedrooms and an exceptional family bathroom. Externally, there is driveway parking for to vehicles and three attractive, well thought out gardens.

ENTRANCE PORCH

4'7" x 5'6"

You enter the property through a double glazed composite front door, there are two uPVC double glazed windows, a porcelain tiled floor and uPVC double glazed French doors leading into the open plan living/dining area.

OPEN PLAN LIVING DINING AREA

22'7" x 26'10"

The well-presented living/dining area offers a stylish and modern space featuring uPVC French doors leading to the garden, multi zone underfloor heating housed beneath oak effect flooring. Despite the modernisation, original period features remain, including exposed wooden lintels, a charming fireplace with a solid oak mantle and log burning stove. There is a plinth with a quartz top dividing the living space from the dining space with a door leading to the study/office/hobby room, a door leading to the kitchen and stairs to the first floor.

STUDY/OFFICE/HOBBY ROOM

10'5" x 12'9"

The additional reception room provides flexible living space and has aluminum bi-fold doors leading to the front and wood effect laminate flooring.

KITCHEN

10'2" x 14'1"

The stylish and modern kitchen has a uPVC double glazed window overlooking the garden. There are a range of matching wall and base units with solid quartz worktops and matching peninsular, providing additional storage, work surface area and space for bar stools, integrated appliances within the kitchen include a Neff dishwasher, Neff fridge, Neff freezer, Neff microwave/grill/oven and an AEG coffee machine. There is also a ceramic Belfast style sink with a Fohen hot water tap with pull out rinser and a modern AEG extractor over a space for a large range electric oven. To the rear of the kitchen is a door leading to the cloakroom/laundry room.



LAUNDRY ROOM

5'2" x 5'6"

The useful laundry room has an obscure glass uPVC double glazed window to the side. There is a close coupled toilet and wash basin with a Samsung washing machine. Housed in the laundry room is the modern oil boiler and water tank.

FIRST FLOOR LANDING

The first floor landing has a feature curved wall, two radiators and offers access to all four double bedrooms and the family bathroom.

BEDROOM ONE

14'5" x 12'7"

The large dual aspect main bedroom has three uPVC double glazed windows, two to the side overlooking farmland and one to the front. There a fantastic original exposed brick wall and a radiator.

BEDROOM TWO

10'5" x 14'9"

The second double bedroom has a uPVC double glazed window to the side, large built in wardrobes and a radiator.

BEDROOM THREE

11'9" x 11'5"

The third double bedroom has a uPVC double glazed window to the side, a TV point, a contemporary vertical radiator and a large overstairs cupboard.

BEDROOM FOUR

8'2" x 12'7"

The last double bedroom, currently being used as a dressing room, would comfortably accommodate a double bed and has a uPVC double glazed window to the side.

FAMILY BATHROOM

8'2" x 11'5"

The luxurious family bathroom features a large walk-in shower with twin shower heads on separate controls, a freestanding roll-top bath with chrome feet complete with a chrome mixer tap and handheld shower. Additional features include a vanity basin with ample storage, a WC, and a built-in toiletries cupboard. The tiled flooring benefits from underfloor heating. There is a chrome heated towel rail and a backlit mirror.

EXTERIOR

GARDENS

The property offers three distinct outside areas. The main landscaped garden is to the side of the property and offers a porcelain tiled patio covered by a wooden pergola. To the rear of the garden is a bonded resin driveway offering parking for two cars. To the front and rear of the property are low maintenance patio and gravel areas, providing spaces to enjoy the sun all day long.

ADDITIONAL INFORMATION

Council Tax Band - D

EPC - TO FOLLOW

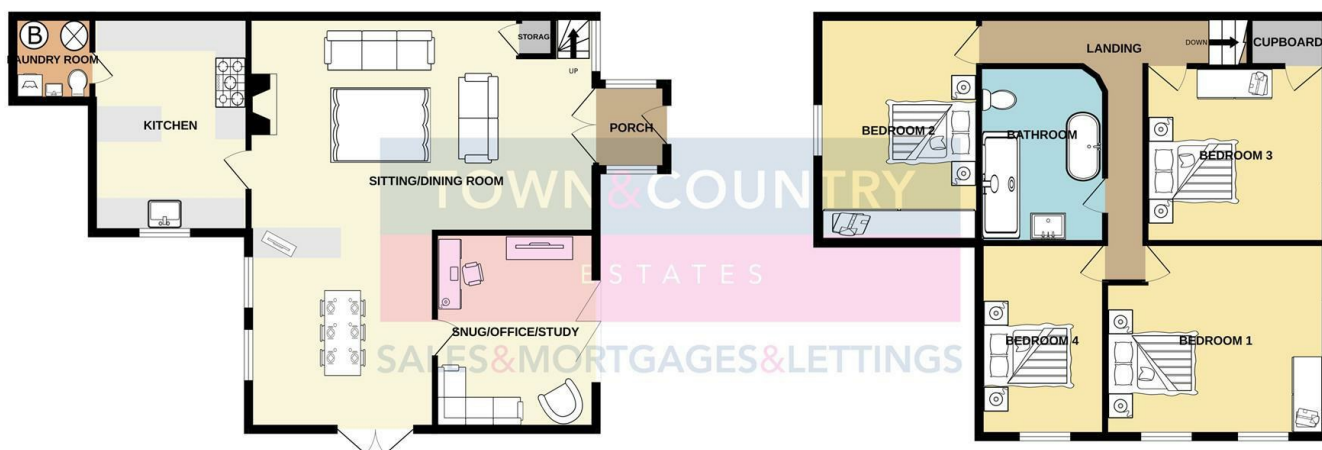






GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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