



Herberton Villas Zeals, Warminster BA12 6NW

Set within a peaceful lane-side position and surrounded by open countryside, this charming mid-terraced Edwardian home dating from 1907 offers an exceptional balance of character, lifestyle and connectivity. The property enjoys a tranquil setting with immediate access to beautiful Wiltshire countryside, where woodland walks, running and cycling routes, and open farmland can be enjoyed directly from the doorstep. The surrounding landscape is rich with wildlife, including grazing dairy herds and an abundance of birdlife, creating a constant sense of space and tranquillity. With open countryside views from every window and a thoughtfully updated interior, this is a home that offers not just accommodation, but a genuine countryside lifestyle.

Offers in excess of £400,000 Freehold





The Property

A charming mid-terraced Edwardian home dating from 1907, thoughtfully updated by the current owner over the past six years, blending modern comforts with original period features including double-glazed sash windows, high ceilings and a Victorian-style fireplace.

The accommodation is arranged across three floors and is bright and welcoming throughout.

The ground floor comprises a welcoming entrance hall, a sitting room with bay window and feature fireplace, a separate dining room with fireplace and wood-burning stove, and a kitchen fitted with a range of units and integrated appliances. Adjacent to the kitchen, and accessed externally, is a useful gardener's WC/utility space which also houses the boiler and washing machine.

On the first floor there are two spacious double bedrooms and a recently updated modern family bathroom.

The second floor features an impressive principal bedroom with dual-aspect countryside views and the benefit of an en-suite shower room.

Externally, the property benefits from an enclosed cottage-style front garden, while the rear garden is long and mainly laid to lawn with a sun terrace, ideal for relaxing or entertaining. At the end of the garden there is off-road parking for two vehicles and a large outbuilding with electricity provision, offering excellent potential for office, workshop use or hobby space.



The Location

Set in the sought-after Wiltshire village of Zeals, this attractive setting lies close to the meeting point of three counties — Wiltshire, Dorset and Somerset — and enjoys a welcoming and well-established community.

The village itself offers everyday essentials including a primary school, village store with post office and a popular pub (The Bell and Crown). The neighbouring village Bourton provides further amenities including a petrol station and an additional popular pub (The White Lion Inn).

A wider range of facilities can be found in nearby towns including Wincanton, Gillingham and the ever-popular Bruton, while the historic centres of Frome (approx. 20 minutes) and Bath (approx. 40 minutes) offer a vibrant mix of independent shops, restaurants and cultural attractions.

The area is surrounded by beautiful countryside and lies close to the River Stour, which rises nearby at the renowned Stourhead Gardens (National Trust), with Alfred's Tower also within easy reach, providing exceptional walking and outdoor leisure opportunities.

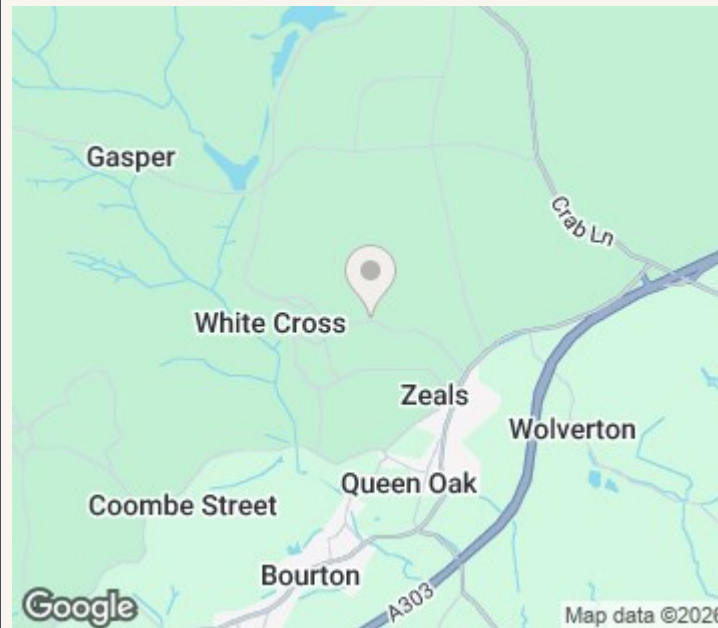
Connectivity is excellent, with the A303 just five minutes away, offering convenient road access to London and the South West. Mainline rail services are available from nearby stations at Gillingham, Castle Cary, Tisbury and Warminster, while Bristol and Bournemouth airports are both comfortably accessible for domestic and international travel.

Additional Information

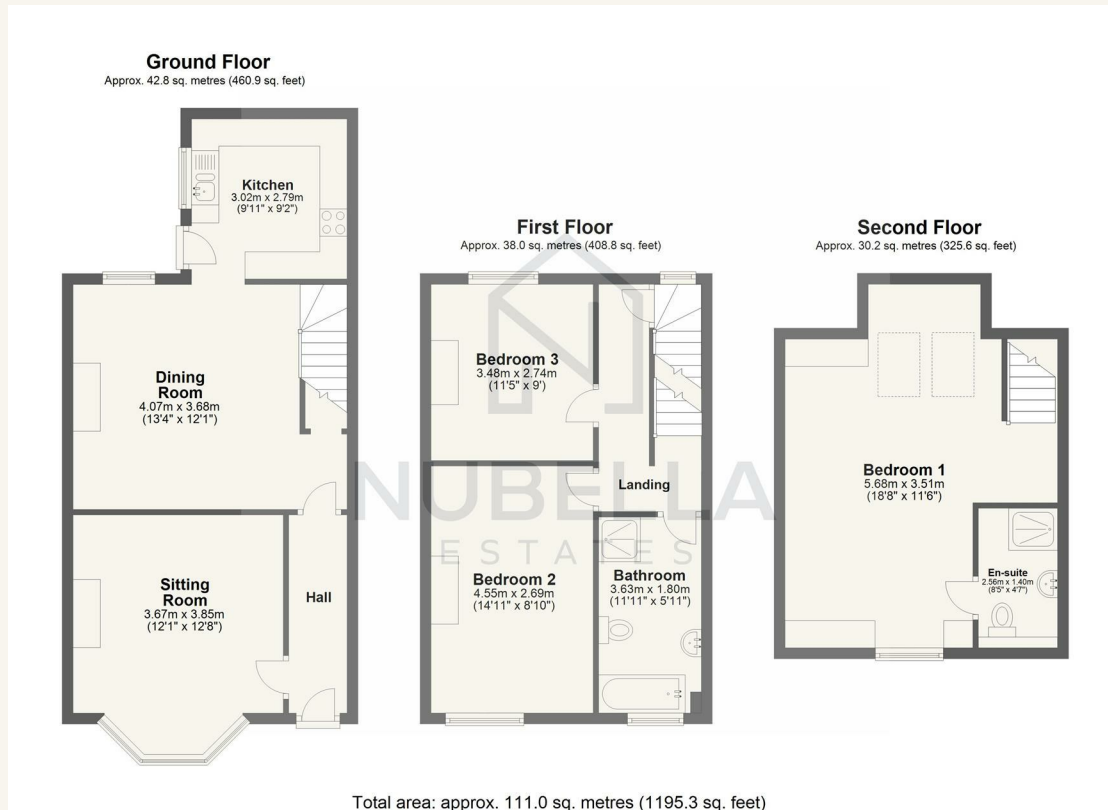
Services: Mains water, oil, electricity, and septic tank drainage. Local Authority: Wiltshire Council Council Tax Band: C Energy Performance Certificate (EPC): Rating – D Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Local Authority
Council Tax Band C
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.