



Connells

Tower Hill
Dilton Marsh, Westbury

Tower Hill Dilton Marsh, Westbury BA13 4DA

for sale offers in excess of
£240,000



Property Description

Situated on the desirable edge of Dilton Marsh and Westbury Leigh, this charming two-bedroom semi-detached property enjoys a peaceful semi-rural setting while remaining conveniently close to local amenities, transport links and countryside walks.

Occupying a particularly generous plot, the home offers excellent potential for further enhancement (subject to planning), making it an ideal purchase for first-time buyers, downsizers, or those seeking scope to extend.

The accommodation is well-proportioned and thoughtfully arranged, comprising a bright and comfortable sitting room, and a spacious kitchen/dining room — perfect for both everyday living and entertaining.

To the first floor are two good-sized bedrooms and a well-appointed family bathroom.

Externally, the property truly excels. To the front, there is an elevated garden area that enhances the home's attractive kerb appeal. To the rear lies a standout feature—a long and generously sized garden that stretches down to open farmland, providing a wonderful sense of space, privacy and uninterrupted rural outlooks, along with summerhouse.

The garden offers a combination of lawn, patio and potential for landscaping, gardening enthusiasts or those seeking outdoor entertaining options.

The setting combines the best of both worlds: a quiet, edge-of-village feel with easy access to Westbury Town Centre and mainline Railway Station - viewing advised.

Entrance

Opening into Lounge.

Lounge

Window to front aspect. Exposed feature brick chimney breast / fire place. Radiator. Step upto Inner Hall.

Inner Hall

Wooden doors lead to stairs rising to first floor & understairs cupboard. Access to Cloakroom. Open access to Kitchen / Diner.

Cloakroom

Window to side. Cloakroom suite comprising low level wc & wash hand basin with tiled splashback.

Kitchen / Diner

Dual aspect room with double glazed windows to both front and rear. Fitted kitchen comprising base and drawer units with work tops over. Inset one and half bowl sink and drainer. Free standing electric cooker. Ceiling spotlights. Space for fridge freezer. Door to Utility Room.

Exposed brick wall with log burner in fire place recess. Hard wood flooring. Wooden beams to ceiling.

Utility Room

Windows to side and rear aspects, overlooking extensive gardens. Door to garden. Tiled flooring. Work surface with space under for appliances. Gas fired boiler serving heating and hot water system. Radiator. [L shape room]

First Floor Landing

With stairs rising from ground floor. Wooden doors to Bedrooms & Bathroom.

Bedroom One

Windows to front and side aspects. Built in wardrobe. Loft hatch. Radiator.

Bedroom Two

Window to front aspect. Exposed beams. Radiator.

Shower Room

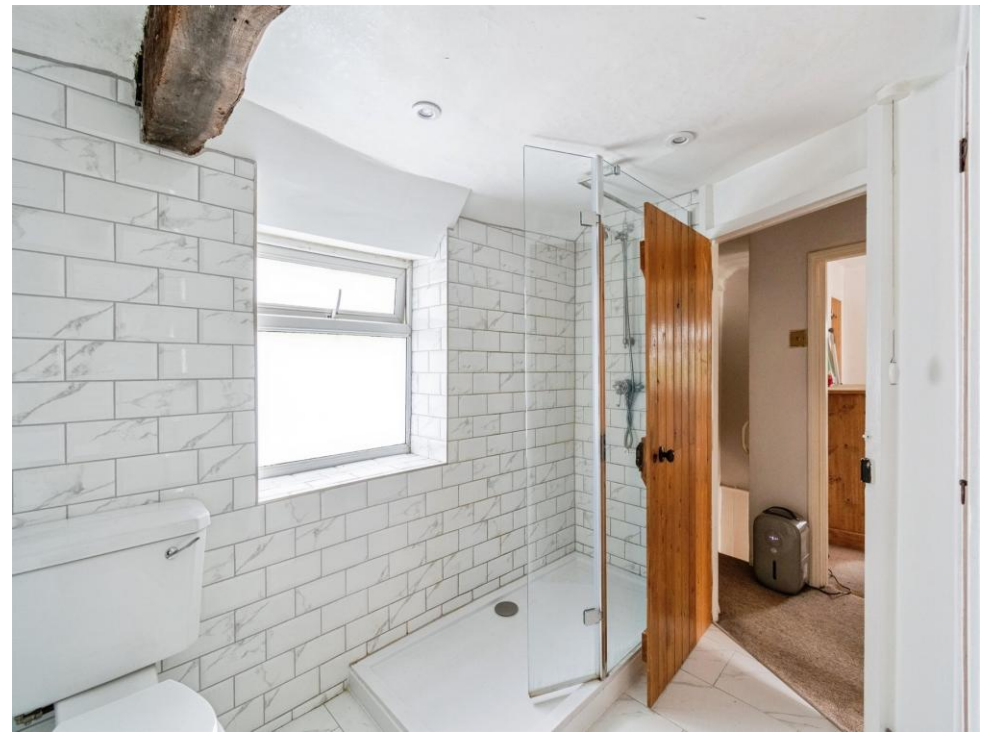
Obscure double glazed window. Three piece suite comprising walk in shower with screen to side, pedestal wash hand basin and low level wc. Part tiled walls. Tiled flooring. Exposed beams. Built in cupboard with radiator.

Gardens

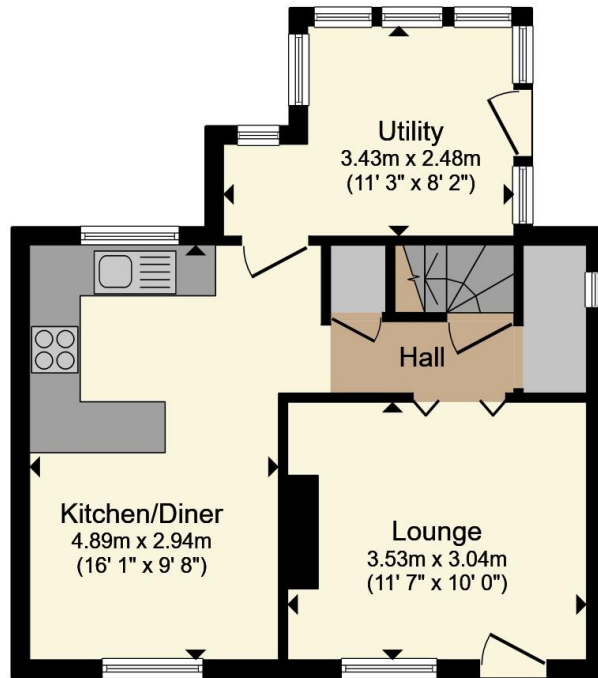
The property occupies a good size plot with ample gardens to the front, side and rear. Being slightly elevated from street level to the front with steps up to front entrance. To the side there is fencing and gated access leads to the rear.

The rear garden is enclosed by fencing and mainly laid to lawn with some mature trees. Paved patio area from utility room with steps up to lawn. The property offers a panoramic view of surrounding countryside. Wooden summerhouse.

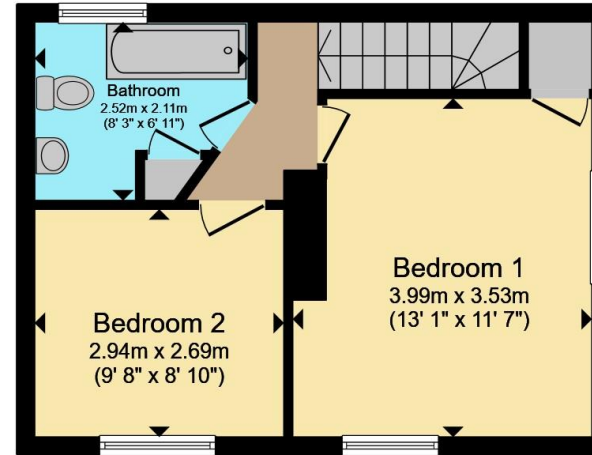








Ground Floor



First Floor

Total floor area 71.8 m² (773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11 Fore Street
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307937



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