



Connells

Court Lane
Edington Westbury



Property Description

Nestled within the picturesque and highly sought-after village of Edington, this substantial detached family home occupies an enviable corner plot, offering generous gardens, extensive parking and a wealth of character throughout.

Beautifully extended and thoughtfully arranged, the property provides versatile accommodation ideally suited to modern family living.

The welcoming interior seamlessly combines traditional charm with practical living space, creating a warm and inviting atmosphere.

At the heart of the home is a stylish kitchen/breakfast room, thoughtfully designed to serve as the social hub of the house.

Complementing this are a separate dining room, perfect for formal entertaining, a spacious lounge featuring characterful details, and an additional family room offering valuable flexibility for growing families.

Externally, the property continues to impress. Occupying a prominent corner position, the extensive gardens wrap around the rear and side, providing a wonderful space for outdoor dining, entertaining and family enjoyment. A driveway offers off-road parking for multiple vehicles.

Combining generous living accommodation, character features, sizeable gardens and a delightful village setting, this impressive home presents a rare opportunity to acquire a substantial family residence in one of Wiltshire's most attractive villages.....

Entrance

Door to front aspect, opening to large reception room with beams & feature fireplace. Door to Inner Hall. Door to Kitchen / Breakfast Room.

Inner Hall

Stairs to first floor. Door to Second Reception

Room / Office.

Reception Room / Office

Window to front. Door to side. Could be utilised as a study / home office.

Kitchen / Breakfast Room

Window and french doors, looking out & leading to the garden. Comprising comprehensive range of wall & base units with wooden work surfaces over. Inset sink and drainer unit. Built in range style cooker with feature tiled surround. Larder style cupboard. High gloss work surface provides seating area. Door to understairs storage area. Door back to Reception Area. Door to Rear Hallway.

Rear Hallway

Window to rear. Doors to Dining Room, Living Space / Home Office & Cloakroom.

Cloakroom

Window to rear. Suite comprising wash hand basin and low level wc.

Dining Room

Windows & french doors to rear, looking over the garden. Door to further hallway. Door to Living Space.

Living Space

Window to side aspect. Access to Utility Room. Doors to Hallways.

Utility Room

Window to side aspect. Space for appliances.

Hallway

Second set of stairs up to first floor, which leads to principal bedroom. Door to Shower Room.

Shower Room

Rooflight window. Suite comprising shower cubicle, inset wash hand basin into work surface with storage under and concealed cistern low level wc. Partly tiled. Heated towel rail.

Rear Lobby

Door from Dining Room. Doors to Downstairs Bedroom & Shower Room. Door to Outside.

Living Area / Bedroom

Windows to side and rear.

Shower Room

Window to side aspect. Suite comprising shower cubicle, vanity wash hand basin with cupboard under and low level wc. Partly tiled. Heated towel rail.

First Floor Landing

Stairs from ground floor. Doors to Bedrooms & Family Bathroom. Windows to rear, looking over garden.

Principal Bedroom

Windows to both side aspects. Stairs down to ground floor. Built in wardrobes / storage.

Bedroom Two

Window to front aspect.

Bedroom Three

Window to front aspect.

Bedroom Four

Window to front aspect. Built in upstairs cupboard.

Family Bathroom

Window to side. Four suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin & low level wc. Partly tiled walls. Heated towel rail.

Front Garden

Feature partial stone wall to front and side boundary. Hedging & shrubs. Decorative laid stone area. Fencing to side bordering rear garden.

Rear Garden

Enclosed garden to the rear - perfect for enjoying summer evenings and views. Predominantly laid to lawn. Well stocked borders with shrubs and plants. Wooden summerhouse. Pond. Green house. Path with pergola over and climbing roses. Wood log store. Gated access out to driveway parking.

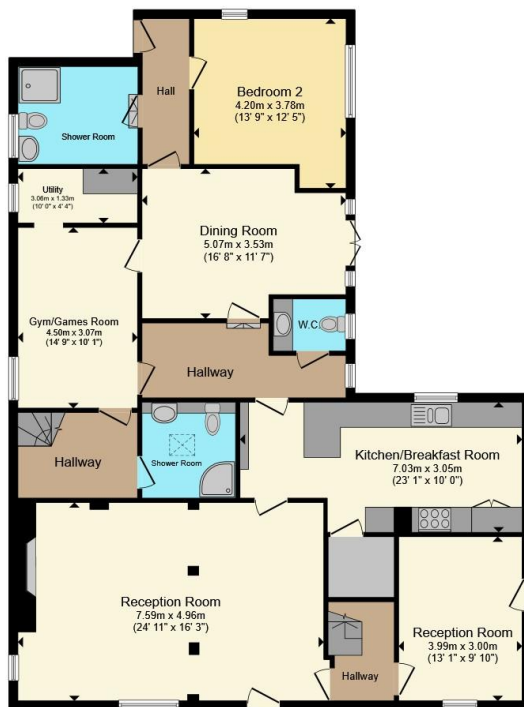
Driveway

Block paved driveway providing parking. Steps & decorative rail up to rear door. Gated access to garden.

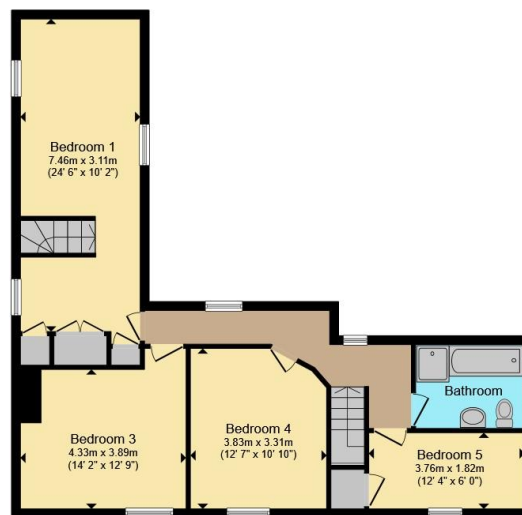
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 226.8 m² (2,441 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

Connells



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11 Fore Street
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EPC Rating: D Council Tax
Band: F

view this property online connells.co.uk/Property/TWB307802

Tenure: Freehold



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