



📍 17A Westbury Road, Edington, Wiltshire, BA13 4QE

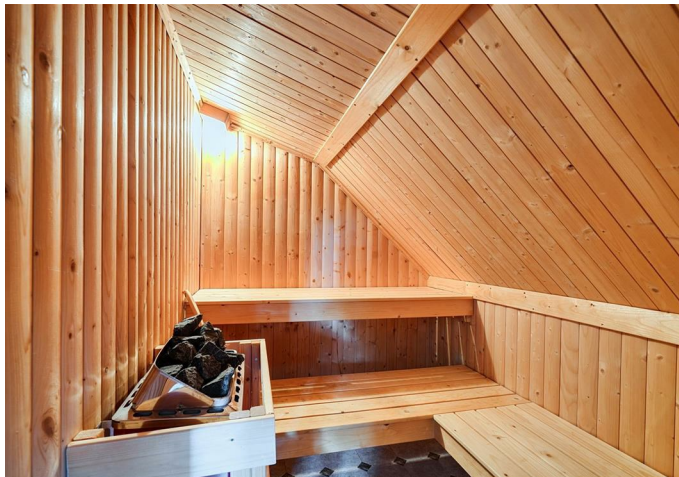
🏠 Guide Price £695,000

A truly unique opportunity to own this well-presented detached home, boasting circa 0.9 acres, sauna & en-suite in the principal bedroom and magnificent outlooks all around.

- Chalet style detached bungalow
- 4-bedrooms
- Approaching 0.9 acres
- Sauna and en-suite to principal bedroom
- Ample driveway parking
- Beautifully kept gardens
- 14th century conduit head in the grounds
- Sought after village location
- Idyllic outlooks/views
- A truly unique home

🏡 Freehold

🏠 EPC Rating D



A truly unique four-bedroom chalet-style detached bungalow, set within beautifully maintained grounds approaching 0.9 acres in the highly sought-after village of Edington. Offering generous and versatile accommodation, idyllic countryside views and a wealth of character, this exceptional home provides a rare opportunity to enjoy village living in a truly special setting.

The accommodation is arranged over two floors and comprises an entrance hall, spacious living room, dining room, kitchen, utility room and cloakroom, together with three well-proportioned ground floor bedrooms and a family bathroom. The flexible layout is well suited to a variety of buyers, whether families, downsizers or those seeking multi-generational living. Occupying the first floor is an impressive principal suite, featuring a substantial bedroom, en-suite shower room and private sauna, creating a peaceful retreat with a balcony boasting elevated views across the surrounding landscape.

Externally, the property is approached via a generous driveway providing ample parking for numerous vehicles. The beautifully maintained gardens are a particular feature of the home, extending to approximately 0.9 acres and offering a wonderful mix of lawned areas, mature planting, established trees and numerous spots to sit and enjoy the peaceful surroundings. The grounds enjoy a high degree of privacy whilst also benefitting from attractive open outlooks across the neighbouring countryside.

Adding further distinction to this already remarkable property is the presence of a 14th-century conduit head within the grounds, providing a fascinating historical feature. Combining spacious accommodation, exceptional gardens and a highly desirable village location, this is a home that must be viewed to be fully appreciated.

Situation

Situated in the sought after village of Edington nestling in the foothills of Salisbury Plain with incredible views over the surrounding countryside. Edington with its historic Priory Church has an excellent village pub called The Three Daggers and an equally impressive Farm Shop and Microbrewery. Edington is located within one mile of Bratton which offers a number of amenities to include a shop, post office, primary school, doctors and a nearby Golf Club in Erlestoke. The historic town of Devizes is 10 miles to the north east and provides a wide variety of facilities including craft and speciality shops, restaurants, hotels and numerous leisure facilities. The major centres of Bath, Salisbury and Swindon are all within commuting distance and a main line railway station in Westbury provides a regular service to London Paddington.

Property information

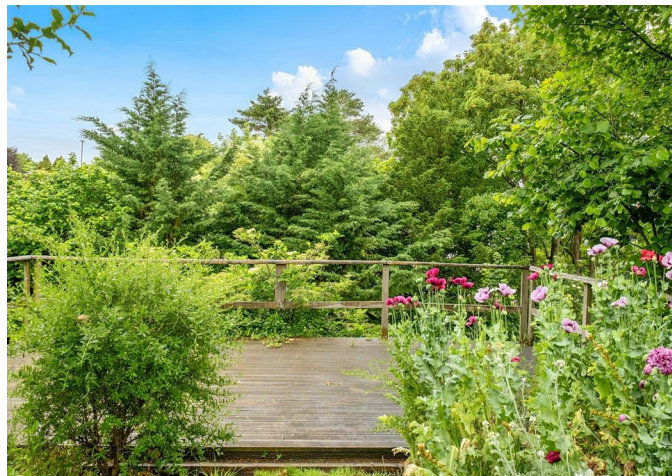
Oil fired central heating. We are advised mains water, drainage and electricity are connected.

Agents note: The property is located within a conservation area and has access allowed to a Grade II Listed 14th century conduit head.

Tenure: Freehold

EPC rating: D

Council tax band: D



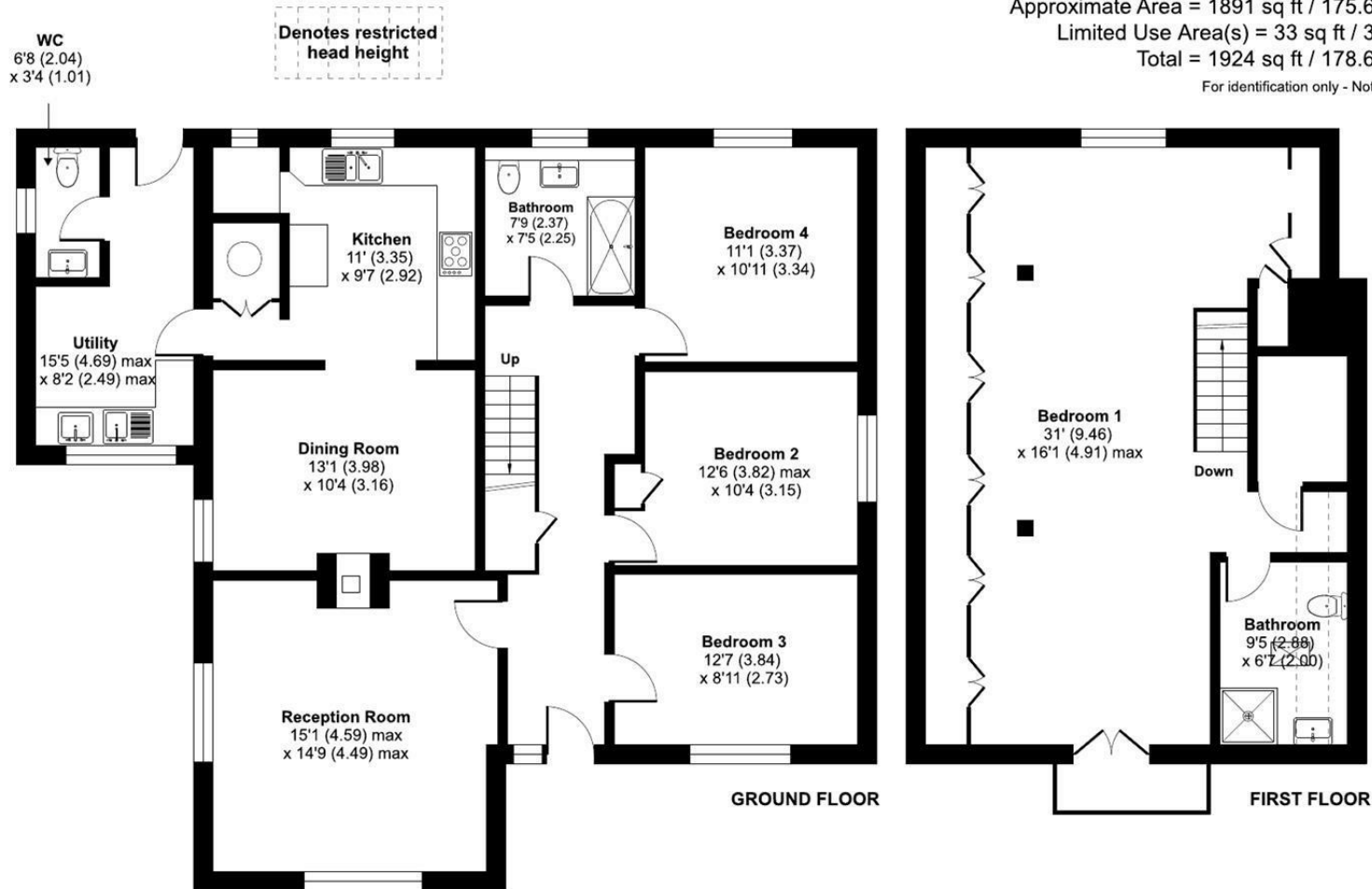
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Approximate Area = 1891 sq ft / 175.6 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 1924 sq ft / 178.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Strakers. REF: 1464029

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