



**Wrights**  
01225 755553

Greatwoods, Edington, Westbury, Wiltshire, BA13 4QA

£550,000

## Situation

The property is situated within the sought after Wiltshire village of Edington, located on the northern edge of Salisbury Plain and surrounded by the stunning open countryside. The village of Edington offers an excellent village pub, farm Shop and microbrewery. Just one mile away, the village of Bratton offers a post office, doctors surgery and much more.

Families are well served by excellent schooling, with a highly rated primary school and pre-school in the nearby village of Bratton, state secondary schools in Westbury and Market Lavington, and a renowned private school in West Lavington, all easily accessible via local bus routes. The nearby town of Westbury offers a main line railway station with direct connections to Bath, Bristol, Salisbury and London.



**Three double bedroom detached bungalow**

**Quiet village location**

**Beautifully presented throughout**

**Exceptional curated garden space**

**Driveway providing ample parking**

**Lower level studio and shower room**

**Air source heat pump fitted**

**Detached garage**

**Conservatory**

**PVCu double glazing throughout**



This beautifully presented three-bedroom detached bungalow is tucked away at the end of a quiet cul-de-sac in the highly sought-after village of Edington.

Offering spacious and versatile accommodation throughout, a particular feature of the property is the substantial lower-level studio with adjoining shower room, providing excellent potential for a home office or hobbies room.

The main bungalow features a generous lounge complete with a functioning log burner, a spacious kitchen/dining room ideal for entertaining, three double bedrooms, an en-suite shower room, a four-piece family bathroom, and a conservatory overlooking the garden and patio. Further benefits include PVCu double glazing throughout and a substantial driveway providing ample off-road parking.

Externally, the property enjoys patio and raised decking areas alongside a generous lawned garden, creating a wonderful space for outdoor relaxation and entertaining.

### The property comprises

#### Hallway

With radiator, loft hatch and PVCu double glazed front door.

#### Lounge 19' 1" x 13' 5" (5.82m x 4.09m) max

With a functioning log burner, radiators and PVCu double glazed windows to front and side.

#### Kitchen/Diner 23' 0" x 10' 1" (7.00m x 3.08m) max

With a range of eye level and base units, worktops with tiled splash backs, stainless steel one and a half bowl sink with drainer unit, integrated extractor hood, space for cooker, dishwasher, washing machine and fridge/freezer, radiators, wooden door leading to the conservatory and PVCu double glazed windows to the front and side.

#### Conservatory 12' 2" x 12' 3" (3.70m x 3.73m)

With electricity and PVCu double glazed door to the front and rear.

#### Bedroom 1 12' 5" x 11' 4" (3.78m x 3.45m) max

With built in wardrobes, radiators, archway leading to the Ensuite and PVCu double glazed windows to the side and rear.

#### En suite 4' 2" x 6' 1" (1.28m x 1.85m)

With fully tiled walls and floors, white suite comprising shower enclosure with mains shower attachment over, close coupled W.C and pedestal hand basin.

#### Bedroom 2 17' 7" x 11' 3" (5.36m x 3.44m) max

With built in storage, radiator and PVCu double glazed windows to the side.

#### Bedroom 3 8' 7" x 9' 3" (2.62m x 2.82m)

With built in wardrobe, radiator and PVCu double glazed window to the side.

### **Bathroom** 9' 4" x 7' 10" (2.85m x 2.40m) max

With fully tiled walls and floor, four piece white suite comprising bath, shower enclosure with mains shower attachment over, close coupled W.C and pedestal hand basin, radiator, extractor fan and PVCu double glazed windows to the side.

### **Studio/work space** 22' 4" x 11' 9" (6.81m x 3.58m) max

With tiled flooring, kitchenette comprising base units with worktops over, stainless steel sink and space for fridge/freezer, built in storage, PVCu double glazed windows to the side and rear and PVCu patio doors leading to the garden.

### **Shower Room**

With fully tiled walls and floors, white suite comprising shower with mains attachment over, floating hand basin and close coupled W.C, extractor fan and PVCu double glazed window to the side.

### **Externally**

#### **To the front**

The front exterior offers a well maintained area of lawn surrounded by a variety of mature shrubs and trees, and a concrete pathway leads around to the front door and side of the property. The driveway provides ample parking for at least three vehicles and a garage offers extra storage space.

#### **To the rear**

The enclosed rear garden is thoughtfully divided into a variety of outdoor spaces designed for relaxation and enjoyment. A patio leads to a raised decking area and the conservatory, whilst an archway opens into the main garden, predominantly laid to lawn and bordered by mature shrubs and flowers. A charming clematis-covered pergola provides attractive shelter for outdoor dining, and the detached garage offers useful additional storage.

#### **Tenure**

The property is sold as freehold.

#### **Council Tax**

The property is currently in band E.

#### **Services**

Mains electricity, water and drainage are connected. The property is heated by a air source heat pump and benefits from solar panels that are owned outright. Please note that the Agent has not tested any appliances.

#### **Broadband**

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 49Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

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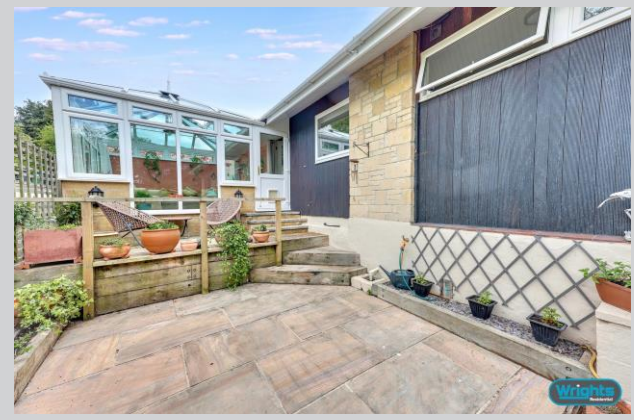




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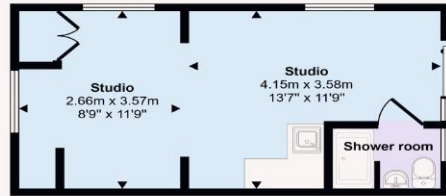


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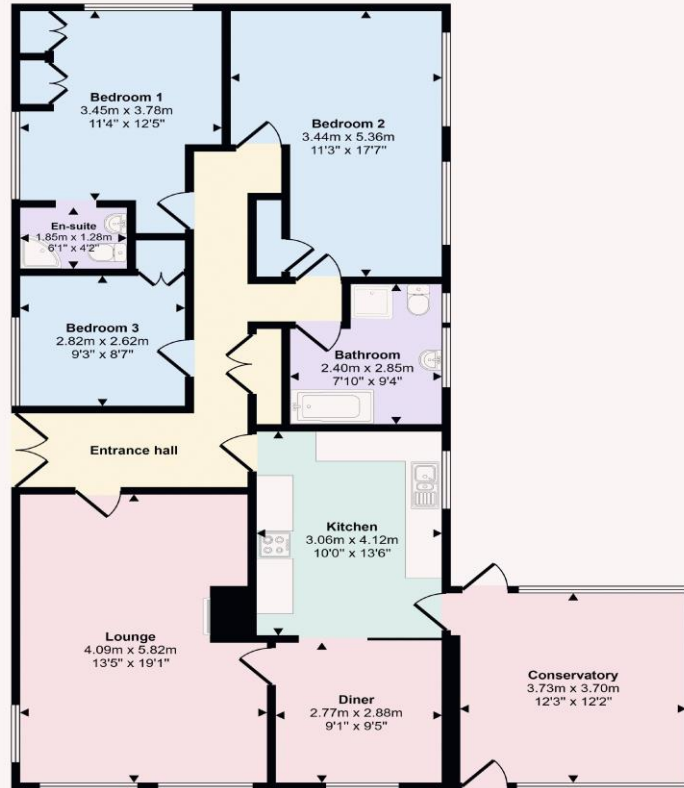
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Approx Gross Internal Area  
148 sq m / 1595 sq ft



Lower Ground Floor  
Approx 25 sq m / 266 sq ft



Ground Floor  
Approx 124 sq m / 1329 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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