



📍 Windy Ridge, 7 Charlton Hill, Edington, Wiltshire, BA13 4PL

🏷️ Guide Price £635,000

An exceptionally, light, bright and spacious detached cottage with incredible far reaching views set within the highly rated village of Edington.

- A superb detached character home in a quiet location with no passing traffic
- Outstanding countryside views
- 3 interconnecting reception rooms including a stunning garden room
- Good sized kitchen with oak floor and granite worktops
- Large utility and cloakroom
- Dual aspect principal bedroom with stylish en suite
- 2 further king size bedrooms and large family bathroom
- Gated driveway with parking for several cars

🏡 Sought after village with amenities  
Freehold

🏠 EPC Rating D



An utterly charming and deceptively spacious detached family home with beautifully presented accommodation approaching 2000sqft. Set in an elevated position within the village conservation area this unique cottage enjoys commanding views over the surrounding countryside.

In their 24 years at the cottage, the owners of Windy Ridge have fully transformed the house through two beautiful extensions that really open up the accommodation whilst making the most of the fabulous setting. A bright good sized entrance hall with an oak staircase and glass balustrade has a door into a very useful 13ft. dual aspect utility room with a modern downstairs cloakroom. Another door leads into the main interconnecting living areas comprising sitting room, garden room, kitchen, breakfast room and study. The stylish kitchen has granite worktops, oak flooring, and dual fuel range cooker and extensive units. The 22ft. dual aspect sitting room has oak flooring and a Bath stone fireplace with a multi-fuel stove and a door to the flexible work from home study/ground floor bedroom. The living area is completed by the dual aspect garden room with oak flooring, large atrium skylight that overlooks the garden and has far reaching valley views. On the first floor, the first landing has a door to the large, bright master bedroom with its smart en suite shower room and French doors opening to a Juliet balcony from which there are extended views down the valley. A second generous landing could be used as a further study/hobby area. There are also a further 2 king size bedrooms and a luxurious family bathroom with oak flooring, a roll top bath and a walk in double width shower.

Outside, there is a private gated driveway with parking for several cars and a garden with a well-placed Indian sandstone patio, a fruit and vegetable growing area, lawn and extensive plants and mature shrubs. There is also a timber garden shed, a log store and a raised decked seating area at the front of the cottage.

#### **Situation**

Located on the outskirts of this popular Wiltshire village nestled under the hills at the edge of the Salisbury Plain, Edington lies between the villages of Bratton and Erlestoke which between them all offer a number of amenities, to include a shop, post office, primary school, an two public houses (including the excellent Three Dagers and adjoining farm shop), churches, garage and a popular golf club. Edington lies approx. 10 to 12 miles south west of the historic market town of Devizes which provides a wealth of facilities, beautiful craft and speciality shops, restaurants, hotels, numerous leisure facilities, theatre and a cinema. Marlborough, Salisbury Plain and the Vale of Pewsey are all within a short distance providing magnificent countryside and numerous walkways. Main line railway links run from nearby Westbury to London Paddington, whilst Bath and Swindon are easily accessible together with the M4 Motorway.

#### **Property Information**

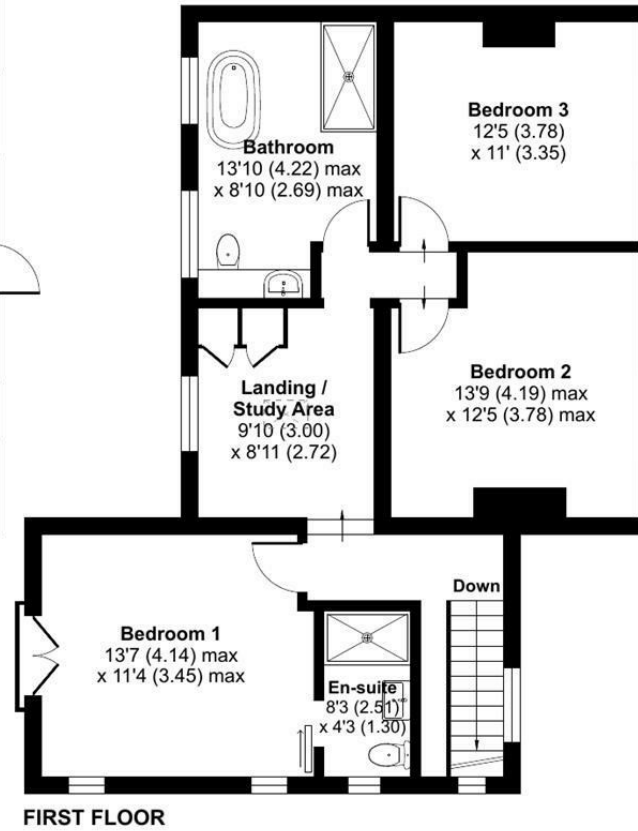
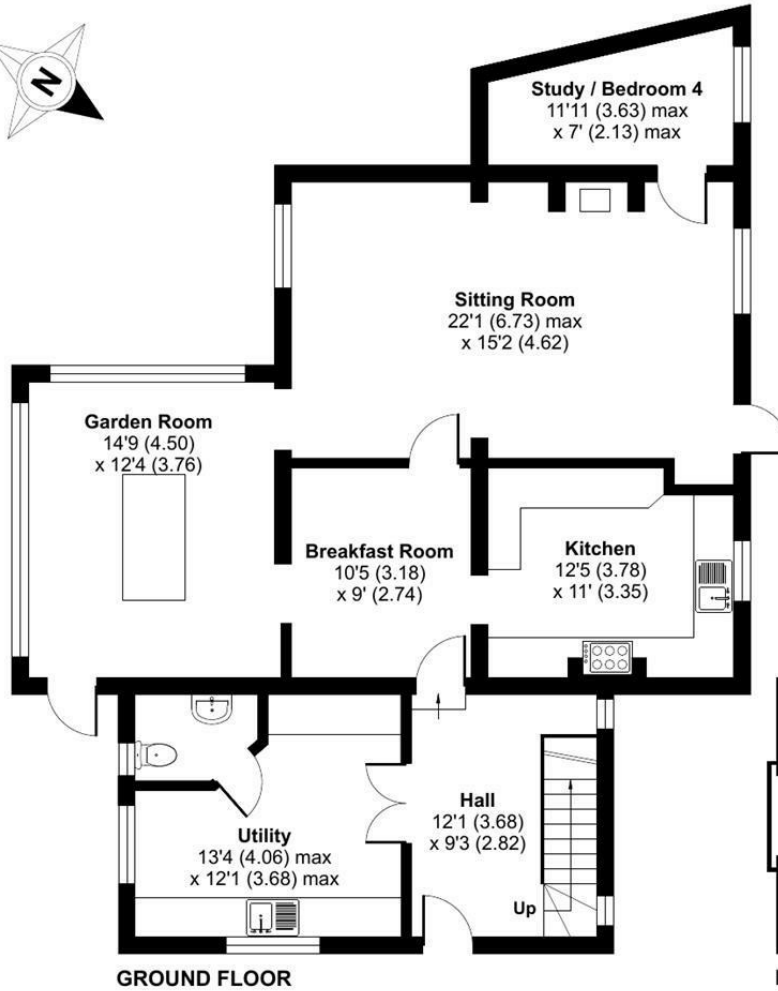
Services: Oil fired central heating plus some electric heating. mains water, drainage and electricity.  
Set in a Conservation Area  
Council Tax: Band E



# Charlton Hill, Westbury, BA13

Approximate Area = 1971 sq ft / 183.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1119033

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.