



📍 Court House, 7 Court Lane, Edington, Westbury, Wiltshire, BA13 4PU

🔗 Guide Price £775,000

A most handsome period family home with a generously proportioned and smartly presented interior, lovely private garden and fabulous countryside walks on the doorstep.

- Stunning Detached Period Property
- 5 Bedrooms & 4 Reception Rooms
- Possible Annexe Arrangement
- Stylish Refitted Kitchen
- 2 Modern Shower Rooms & A Family Bathroom
- Beautifully Presented Throughout
- Private Well Maintained Gardens
- Driveway Parking
- Super Village With Amenities & Wonderful Walks

🏠 Freehold

📊 EPC Rating D



Court House, in the highly rated village of Edington, is an absolutely charming and immaculately presented detached village home retaining a wealth of period features. It offers an incredibly spacious and flexible layout (2663sqft in total), with scope to utilise part of the ground floor accommodation into a one bedroom self contained annexe with its own entrance if so required.

Internally the property boasts an original open fireplace, stone floors and exposed beams and timbering. The ground floor comprises a magnificent 24' drawing room with an inviting log burning stove, a separate dining room with a vaulted ceiling and English oak flooring and a farmhouse style kitchen. The kitchen features slate flooring, a granite breakfast bar and oak worktops, a Range style cooker (dual fuel), a pantry and French doors to the garden. Also on the ground floor is a flexible gym/study, a downstairs refitted cloakroom, a separate utility room, two stylish shower rooms plus a large dual aspect bedroom with a vaulted ceiling. On the first floor there are four good sized bedrooms, including a 24ft dual aspect main bedroom with elm floorboards plus a range of hand-built wardrobes, complimented by family bathroom with a bath and separate shower.

Externally, there is off road parking for two cars to the rear plus space for a further small car at the front. The established level garden is mainly laid to lawn with a well stocked border, a small pond, a pathway with pergola and roses, a wood store, greenhouse and summerhouse plus a metallic bike shed. In addition there is also a separate composting area. The garden enjoys lovely views up to the Westbury hills. A hot tub is also available by separate negotiation.

#### Situation

'Court House' is situated in the highly sought after village of Edington, nestling in the foothills of Salisbury Plain with pleasant views and excellent countryside walks on the doorstep. Edington with its historic Priory Church has an excellent village pub called The Three Daggers and an equally impressive Farm Shop and Microbrewery, plus a post office. Edington is located within one mile of Bratton which offers a number of amenities to include a shop, primary school, doctors and there is also a nearby Golf Club at neighbouring Erlestoke. The historic town of Devizes is 9 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 easy commuting distance and a main line railway station in Westbury (conveniently under 5 miles away), provides a regular service to London Paddington.

#### Property Information

Services: Oil fired central heating (new boiler installed in 2023), mains drainage, water and electricity.

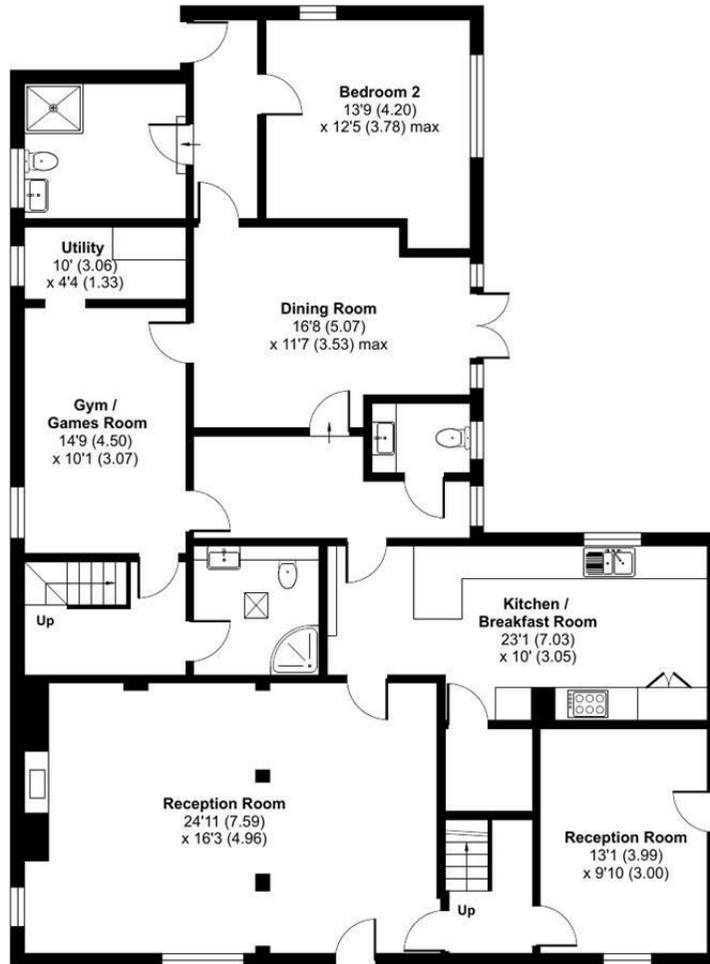
Council Tax: Band F



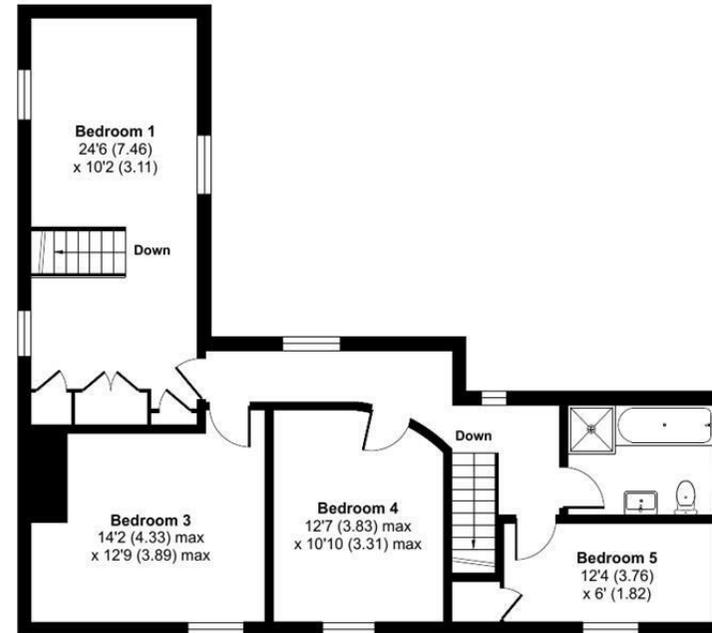
# Court Lane, Edington, Westbury, BA13

Approximate Area = 2663 sq ft / 247.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1342009

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