



📍 Hawkeridge Mill Mill Lane, Hawkeridge, Westbury, Wiltshire, BA13 4LD

🏠 £415,000

A spacious, well presented, three bedroom, two bathroom, semi rural, period house with large, private gardens and ample driveway parking. The property enjoys the benefit of a tucked away, village location which is only a short drive from Westbury train station and numerous other amenities.

- Spacious, Well Presented, Period House
- Three Good Sized Bedrooms
- Bathroom & En Suite Shower Room
- Modern Kitchen
- LPG Central Heating & UPVC Double Glazing
- Solar Panels (Owned)
- Large Gardens
- Ample Driveway Parking
- Semi Rural Location
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating E



A spacious, well presented, semi rural, period house with large, private gardens and ample driveway parking, which is situated in the village of Hawkeridge, on the outskirts of Westbury. NO ONWARD CHAIN

The property offers generously proportioned accommodation over two floors comprising; fabulous 28' sitting/dining room with ceiling beams, feature fireplaces, inset wood burning stove and doors opening onto the garden, superb kitchen with modern units and some integrated appliances, rear hall with utility and cloakroom off, good sized, principle bedroom with a contemporary, en suite shower room, two further bedrooms and a bathroom with four piece, white suite.

Externally there is a gravelled driveway to the front of the property for parking numerous vehicles. To the sides and rear of the property there is a lovely, mature garden which enjoys a great deal of privacy. Directly to the rear of the house there is a large, paved patio seating area which leads onto an expanse of lawn with established ponds to the side, trees and ornamental bushes.

Situation

The village of Hawkeridge is situated on the outskirts of the town of Westbury and is surrounded by beautiful countryside. Hawkeridge is a small village with a rich history, dating back to the 11th century when it was first mentioned in the Domesday Book. Hawkeridge has a beautiful church which dates back to the 13th century. The nearest town is Westbury, which sits on the western edge of Salisbury Plain and offers a good range of local shopping and leisure facilities, primary and secondary schooling. Nearby Warminster, Trowbridge and the City of Bath provide a more extensive range of leisure, retail and schooling with the A350 providing good access to the M4 and A303.

Property Information

Council Tax Band; C

Tenure; Freehold

Services; Mains electricity and water

Private drainage (treatment plant)

LPG central heating and UPVC double glazing

Solar panels (owned)

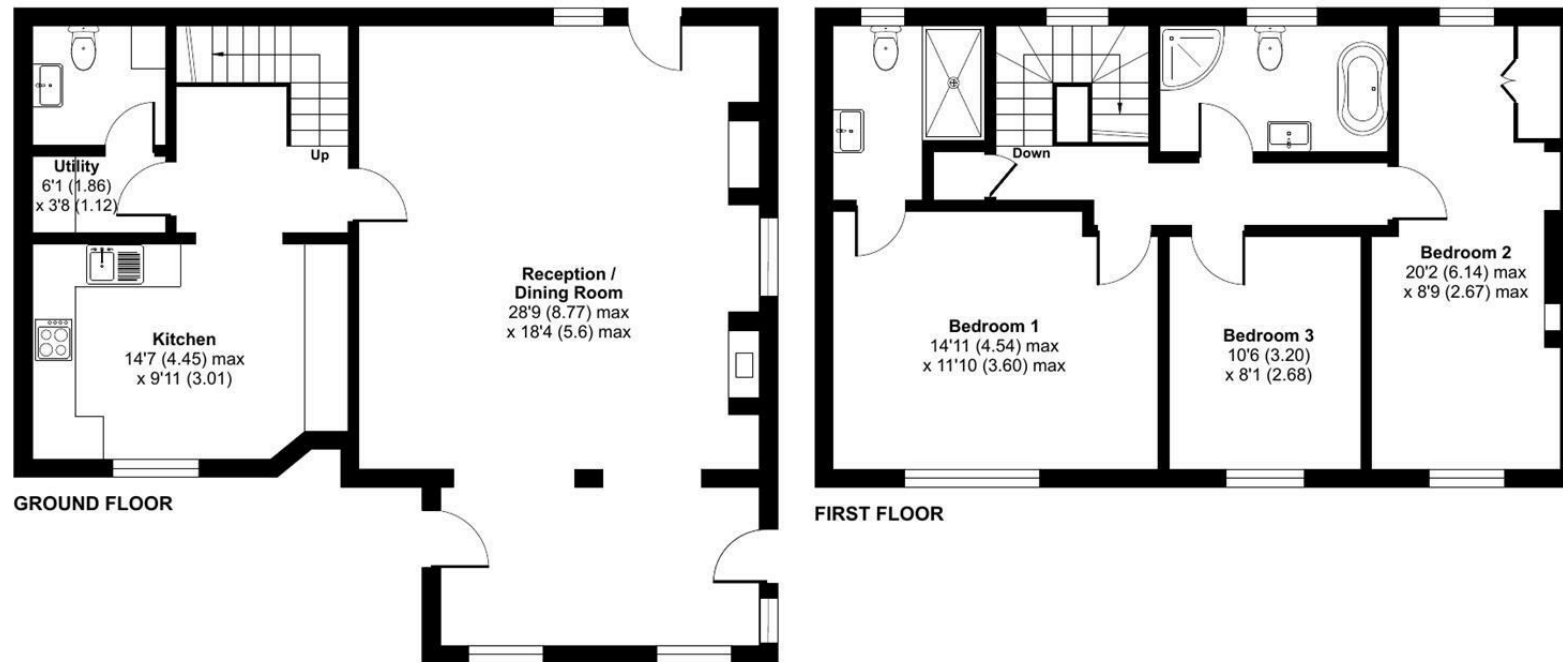
EPC Rating; E



Mill Lane, Westbury, BA13

Approximate Area = 1461 sq ft / 135.7 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). © nitchecom 2025. Produced for Strakers. REF: 1327524

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