



Westbury Road, Edington
Westbury, BA13 4QF

STRAKERS

The Laurels 36 Westbury Road,
Edington, Westbury, Wiltshire, BA13
4OF

A magnificent 3 bedroom detached cottage,
beautifully extended and renovated to a very high
specification by the current owners.

- Superbly Extended Cottage
- Good Sized Interior 1834 sq ft
- 3 Bedrooms
- 49ft Kitchen/Dining/Sitting Room
- Vaulted Master Bedroom Suite
- Bespoke Handmade Kitchen
- Refitted Bathroom & Shower Room
- Incredible Views & Rural Walks
- Good Sized Gardens
- Driveway With Electric Gates

£595,000



****STUNNING 49FT KITCHEN/DINING/SITTING ROOM** 3 BEDROOMS** VAULTED MASTER BEDROOM** WONDERFUL VIEWS** HIGH SPECIFICATION RENOVATION****

'The Laurels' is a truly incredible detached cottage which has expertly extended and completely renovated by the current owners. Finished to an impressive standard both internally and externally, since 2014 the cottage has been rewired, had new plumbing, a bespoke kitchen and wardrobes, new bathrooms and two new log burning stoves. Outside the garden has been transformed over a few tiers with wonderfully private decked and astro turf sun terraces. Remote controlled electric gates open onto a gravelled driveway with parking for 4-5 cars and an open fronted carport with lighting.

Inside a 21ft reception room has oak stairs up to the first floor, an inviting wood burner, a coats cupboard, an oak window seat with storage under and beautiful slate flagstone floor. Steps lead down into the marvellous open plan kitchen and entertaining area with engineered oak flooring. The sitting room area features another log burning stove with oak mantle and wooden panelling. The bespoke handmade kitchen includes a generous island with a sizeable oak worktop, copper sink, built-in 'Bang & Olufsen' speakers, a new steamer oven and self cleaning fan assisted oven, Carrera marble worktops, a 5 ring electric hob. Quality fittings include 'Armac' handles & 'Perrin & Rowe' taps. An atrium skylight and bi-folding doors flood the room with natural light. In addition there is a utility and useful downstairs refitted shower room. The vaulted main bedroom has a mezzanine storage with oak ladder, a door onto the roof terrace, bespoke wardrobes and a stylish open plan en suite. There is a further double bedroom, a single bedroom and a luxury bathroom with a deep copper bath and travertine tiles. The south/east facing gardens have been designed with low maintenance, privacy and entertaining in mind with a sunken hot tub, various seating areas and BBQ area.

Situation

The Laurels is situated in the sought after village of Edington nestling in the foothills of Salisbury Plain with impressive far reaching views over the surrounding countryside. From the garden a side gate leads onto a pathway that goes right up to the hills making it an ideal home for anyone who enjoys their countryside walks. Edington 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, church and garage 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

Tenure: Freehold.

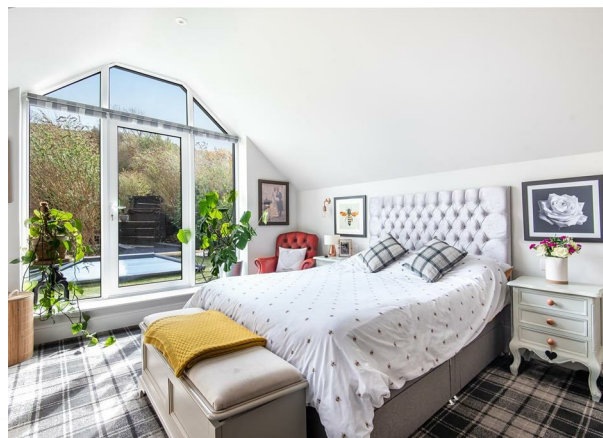
Council Tax: C. EPC Rating: F

Services: Electric heating & 2 log burners. Mains water, electricity and drainage.

In the last 6 years it has been fully rewired, new plumbing, new bespoke kitchen, new log burners, full CCTV & alarm system.

Electronic remote controlled gates.

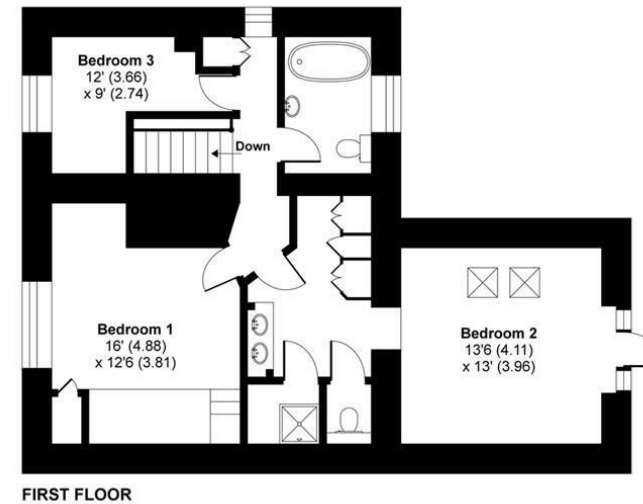
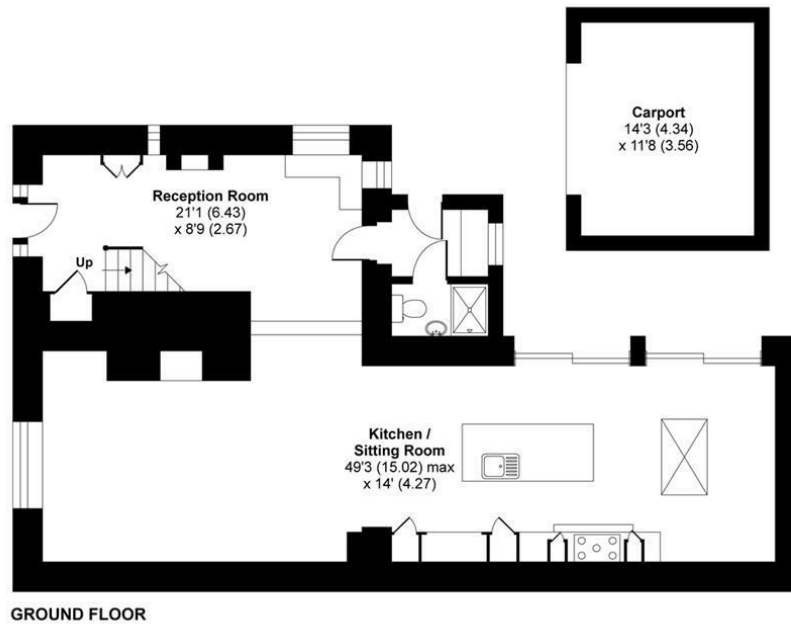
In a Conservation Area.



Westbury Road, Edington, Westbury, BA13

Approximate Area = 1834 sq ft / 170.4 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Strakers. REF: 701226

The Laurels 36 Westbury Road, Edington, Westbury, Wiltshire, BA13 4QF

Tel: 01380 723451

Email: devizes@strakers.co.uk

www.strakers.co.uk

■ Chippenham
■ Corsham

■ Devizes
■ Malmesbury

■ Auctions
■ Lettings

■ New Homes
■ Professional Dept