



SALISBURY HOLLOW, WESTBURY, WILTSHIRE, BA13

£775,000 FREEHOLD

Winkworth

10 SALISBURY HOLLOW, WESTBURY, WILTSHIRE, BA13 4PF



Nestled in a picturesque village setting, this stunning detached house offers the perfect blend of comfort and luxury. Boasting 4 bedrooms, three of which are double, this property is ideal for anyone looking for a unique home finished to a high specification. The property features a bespoke kitchen /dining room which opens out onto a charming patio area; additionally, there is a bespoke gym room with an indoor heated pool. Moreover, there is a roof terrace offering incredible views of the surrounding countryside.

The property is in a unique location offering the perfect blend of peace and quiet, but a short walk to the village amenities; it is not overlooked, so privacy is guaranteed. Additionally, it has solar panels on the roof and a Tesla battery, which helps considerably with energy costs during the summer months.

Additional highlights include plenty of parking, a garage and large shed for convenient storage, and a well set up garden with raised beds, with plenty of open space for active children and gardeners alike to enjoy their surroundings. With its prime location and abundance of amenities, this property presents a unique opportunity to experience the best of country living in style.

AT A GLANCE:

Ground Floor:

- Kitchen/Dining Room with bespoke oak cabinets and granite worktops, 2 Neff ovens and warming drawer, hot water tap, wine fridge and underfloor heating.
- Living Room with working wood burner
- Utility Room
- Walk-in Pantry
- Downstairs Loo
- Gym with heated Swimming Pool

First Floor:

- Principal Bedroom with Ensuite Bathroom
- Two further Double Bedrooms
- Single Bedroom
- Family Bathroom

Second Floor:

- Loft Room

Outside:

- Off Street Parking
- Garage
- Ground Floor Terrace
- First Floor Terrace with sun deck, raised flower beds and irrigation.
- Large Kitchen Garden with raised beds and irrigation, 2 greenhouses fitted with electricity outlet and light.



LOCATION

The hamlet of Edington is a short distance from Westbury and tucked in beneath the northern escarpment of Salisbury Plain. It is an historically renowned village mentioned in the Domesday book and famous for being the location of the Battle of Edington in 878 AD between King Alfred and the Danes.

Westbury is situated at the western edge of Wiltshire beside the chalk downlands that form Salisbury Plain. The variety of the surrounding countryside - from the Downs to the broad vale of the White Horse - make it a delight for walking, riding and cycling. Westbury is exceptionally well positioned for all UK major road and railway connections, with the mainline railway station offering links to London, Wales and the whole of the South West of England (London Paddington circa 90 minutes). The most famous landmark of the area is the impressive Westbury White Horse which is the oldest and largest in Wiltshire.

There are a good range of supermarkets and independent shops, cinemas, libraries and other amenities in either Devizes or Trowbridge, both around fifteen minutes away. The area has first class schooling nearby including Warminster, Daunstey's and St Mary's and St Margaret's, Calne.

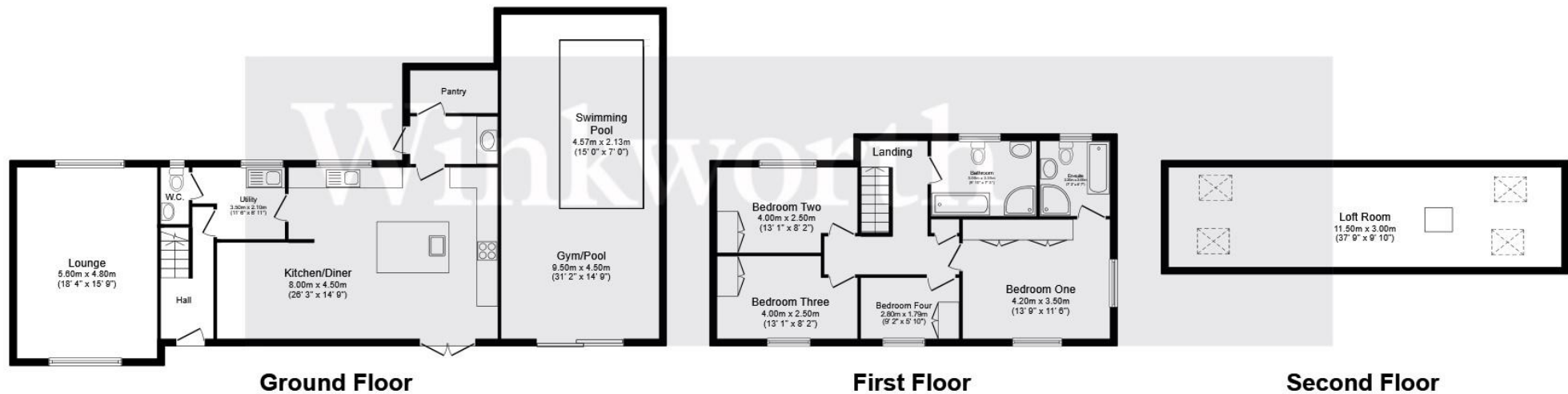
Edington itself contains a superb 14th Century Priory Church and the highly regarded Three Daggers gastro pub with its own micro-brewery and farm shop.

SERVICES:

- Mains water, electricity, drainage
- Oil fired central heating
- EPC Band C
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total floor area 204.2 sq.m. (2,198 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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