

# 9 The Avenue,

Dilton Marsh, BA13 4BX

COOPER  
AND  
TANNER



**£285,000 Freehold**

This immaculate three-bedroom semi-detached home on The Avenue in Dilton Marsh seamlessly blends space, modern style, and practical living with open interiors, a generous garden, and excellent local amenities.

# 9 The Avenue, Dilton Marsh, BA13 4BX

 3  1  1 EPC D

## £285,000 Freehold

### DESCRIPTION

Situated in a sought-after village on the edge of well connected Westbury, 9 the Avenue in Dilton Marsh is a delightful, recently decorated, semi-detached home that offers a wonderful blend of character, space, and practicality. Built between the 1930s and 1950s, the property offers generous living proportions, making it a perfect choice for families, couples, or those looking for a spacious home in a peaceful yet well-connected location.

At the front, the home benefits from off-street parking for two cars, providing convenience and ease of access. Stepping inside, you are welcomed into a small yet practical hallway, ideal for coats and shoes, leading directly into a generous sitting room. This inviting space features a snug area perfect for relaxing, as well as under-stairs storage to keep everything tidy. The family bathroom is accessed from the sitting room and is well-appointed with modern fittings, sky blue tiling and an over the bath shower. To the rear, the sitting room flows seamlessly into a bright and spacious kitchen-dining area. The kitchen itself is a standout feature, offering an attractive blend of contemporary and country styles. It is fitted with elegant light grey shaker-style units, complemented by white subway tiling and warm wooden worktops. A charming country-style sink sits beneath a window that frames lovely views of the garden, creating a picturesque setting while you prepare meals. With ample space for a large dining table and chairs, this area is perfect for both everyday family life and entertaining.

Upstairs, there are three well-proportioned bedrooms, all in good decorative order. The large master bedroom at the front benefits from built-in wardrobes and additional storage over the stairs, providing excellent space-saving solutions. A second double bedroom offers ample room for furniture, while the third bedroom is a spacious single, ideal for a child's room, home office, or guest space.

### OUTSIDE

Outside, the rear garden is fully fenced and provides a fantastic outdoor

space for relaxing and entertaining. A decked area directly behind the house is perfect for outdoor dining, while the lawn, bordered by raised planted beds, offers a lovely green space for play or gardening. At the rear of the garden, a useful shed provides additional storage, and there is optional additional parking if required. Set in the charming village of Dilton Marsh, the property enjoys a fantastic location with local amenities, schools, and countryside walks nearby. Westbury is just a short distance away, offering additional shopping, dining, and transport links, including a mainline railway station with connections to London, Bristol, and beyond.

### ADDITIONAL INFORMATION

Gas fired central heating. All mains services are connected.

### LOCATION

Dilton Marsh has local amenity to include a primary school, village shop and public house, train station is just 3 minutes walk, from here you can catch a train to Waterloo, Salisbury, Bath and Bristol. Warminster lies approximately 3.2 miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo, there is also a main line to Paddington from Westbury, just 1.3 miles distance. The nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. The historic market town of Frome is 5 miles distant and offers a range of shopping facilities, sports centre, several cafés and pubs, local junior, middle and senior schools, several theatres, and a cinema. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.



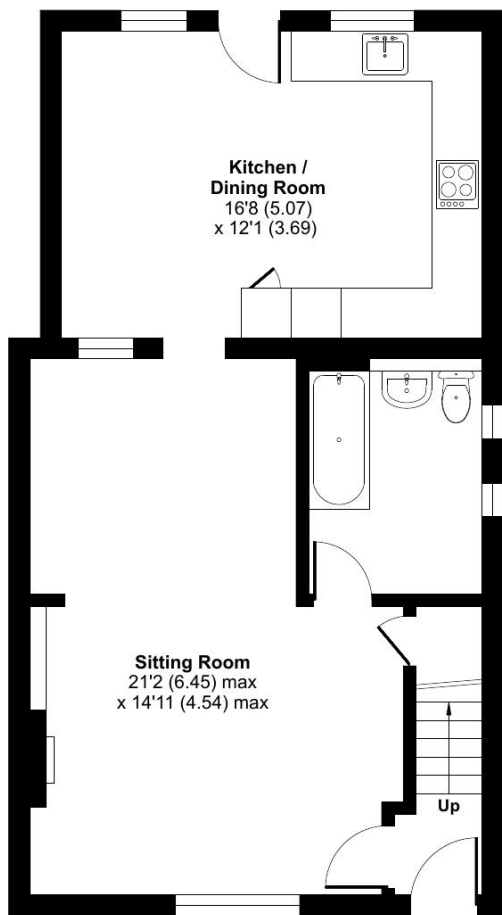




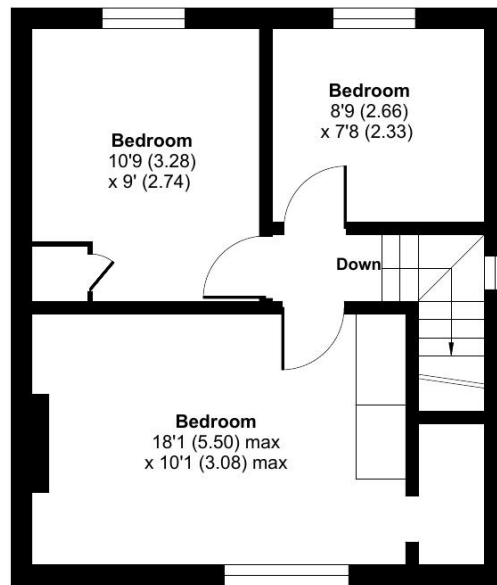
# The Avenue, Dilton Marsh, Westbury, BA13

Approximate Area = 971 sq ft / 90.2 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1244852



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**RICS**

