

4 Fairwood Road,

Penleigh, Dilton Marsh, BA13 4EA

COOPER
AND
TANNER



£565,000 Freehold

Set in a peaceful position within the village of Dilton Marsh, this detached red brick three bedroom cottage, with classic, white-framed sash windows, offers an abundance of character and versatile living space. Surrounded by generous gardens and enjoying views across open fields, this home is full of charm and potential.

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DESCRIPTION

You are welcomed into the property into a spacious reception room, where exposed wooden beams and a unique round fireplace creates an inviting atmosphere. This room makes for the perfect place for gathering with family and friends. To the left, the kitchen is both practical and full of rustic charm, featuring slate floor tiles, wooden worktops, and a high-end gas/electric Lacanche range cooker. A staircase in the kitchen leads to two of the upstairs bedrooms, adding to the home's quirky, characterful layout.

The kitchen also provides access to the boot room — a useful space for muddy shoes and coats — off of which, you'll also find the downstairs w.c. Neighbouring the boot room, and running along the rear of the property, there is a large larder offering plenty of storage. The spacious sitting room is a cosy haven, with exposed beams and a wood-burning stove, ideal for relaxing on cooler evenings. To the rear, a sunroom offers a tranquil spot to enjoy reading or other hobbies, while a study and small storeroom run along the side of the property, providing practical, tucked-away spaces.

Upstairs, the home has three bedrooms, a large landing, and a family bathroom with three-piece suite. The layout retains its original charm. The upstairs rooms are bright and airy, with lovely views stretching across the fields at the rear of the property, bringing a sense of calm and connection to the surrounding countryside.

OUTSIDE

The gardens, which lie to the front and side of the property, are mainly laid to lawn and bordered by mature hedging, providing privacy and a natural boundary. The outdoor space offers plenty of room for gardening, play, or simply relaxing in the fresh air. To the side of the property, a driveway provides ample off-road parking for several cars. Also found within the garden, there is a pond, two useful sheds, a very large store (currently used for storing logs). There is potential here, subject to the relevant permissions being granted, to

erect a garage or workshop. There is also a greenhouse in situ, which was purchased in 2016.

This delightful cottage offers a wonderful blend of period features, flexible living spaces, and peaceful surroundings. With its characterful layout and scope for reconfiguration, it's a home that invites you to put your own stamp on it while enjoying everything that village life and the countryside have to offer.

ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected. The roof was replaced entirely in 2022, with reclaimed Pantiles, as original.

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.





Fairwood Road, Penleigh, Dilton Marsh, Westbury, BA13

Approximate Area = 1886 sq ft / 175.2 sq m

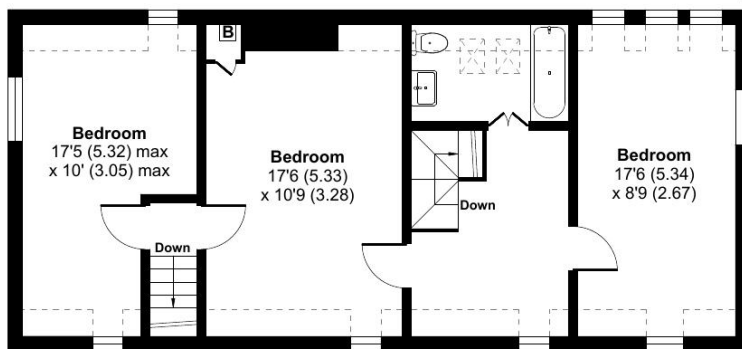
Limited Use Area(s) = 78 sq ft / 7.2 sq m

Total = 1964 sq ft / 182.4 sq m

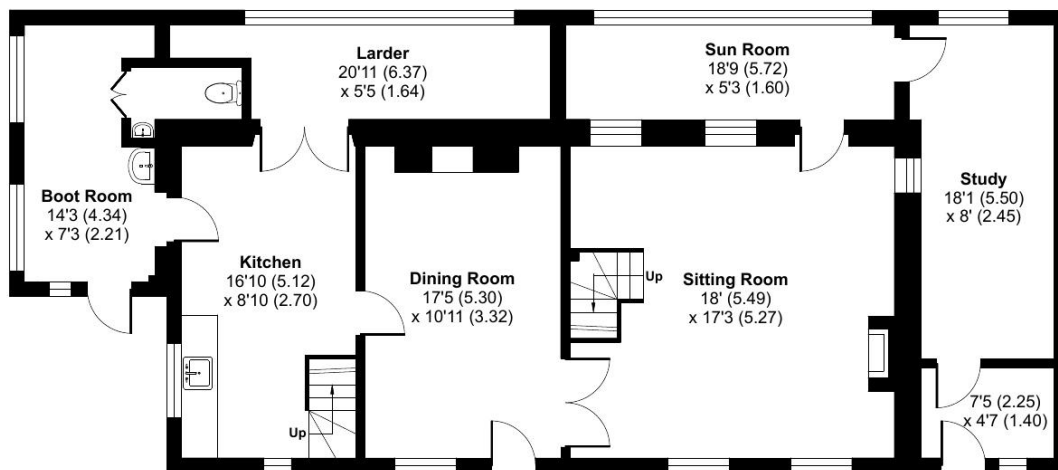
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Cooper and Tanner. REF: 1257792



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