

# Hawkeridge

BA13 4LA

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TANNER



## £435,000 Freehold

This beautiful three bedroom semi detached house is well presented and the original part is believed to date back to the 1800's. The property has been extended to offer a second sitting room, a dining room and a master bedroom with an en-suite. The property has a lovely feel and has been maintained to a very high standard and has character beams, oak flooring and wooden latch doors. The property benefits from a fantastic garden at the back which has been fully landscaped and is privately enclosed. The property is located in the sought after village of Hawkeridge and is surrounded by countryside walks.

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### DESCRIPTION

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### OUTSIDE

At the front of the property there is a blocked paved driveway with parking and provides access to the garage. The south facing rear garden is a main feature of the property and the whole garden has been beautifully designed. It is totally private with artificial grass for easy maintenance with patio and gravel. There are three different seating areas and the garden is full of established trees, plants and shrubs with an array of color throughout. It is totally private. There is an old store with a brick inglenook fireplace which houses the boiler. In addition there is a shed and a side door to the garage.

### COUNCIL TAX

Band ' C '

### LOCATION

Hawkeridge is located approximately 2 miles from the medieval town of Westbury, just 18 miles from the historic City of Bath. Close by is the infamous Westbury White Horse hill carving, and this can be seen from the grounds of the property. The town of Westbury offers a wide range of shopping and leisure facilities with library, sports centre, swimming pool, school, churches, doctors and dentist surgeries and post office. Westbury also benefits from a train station with main line to London Paddington and the local commuter service to Bath, Dilton Marsh request stop station with good links to Bath, Bristol or Southampton or Salisbury. The nearby A350, A36, A303 and M4 provides excellent road links to London, Bath, Salisbury, Winchester and Exeter. Local attractions include Westbury White Horse, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. Iford Manor and Babington House are also close to hand.







## Hawkeridge, Westbury, BA13

Approximate Area = 1423 sq ft / 132.2 sq m

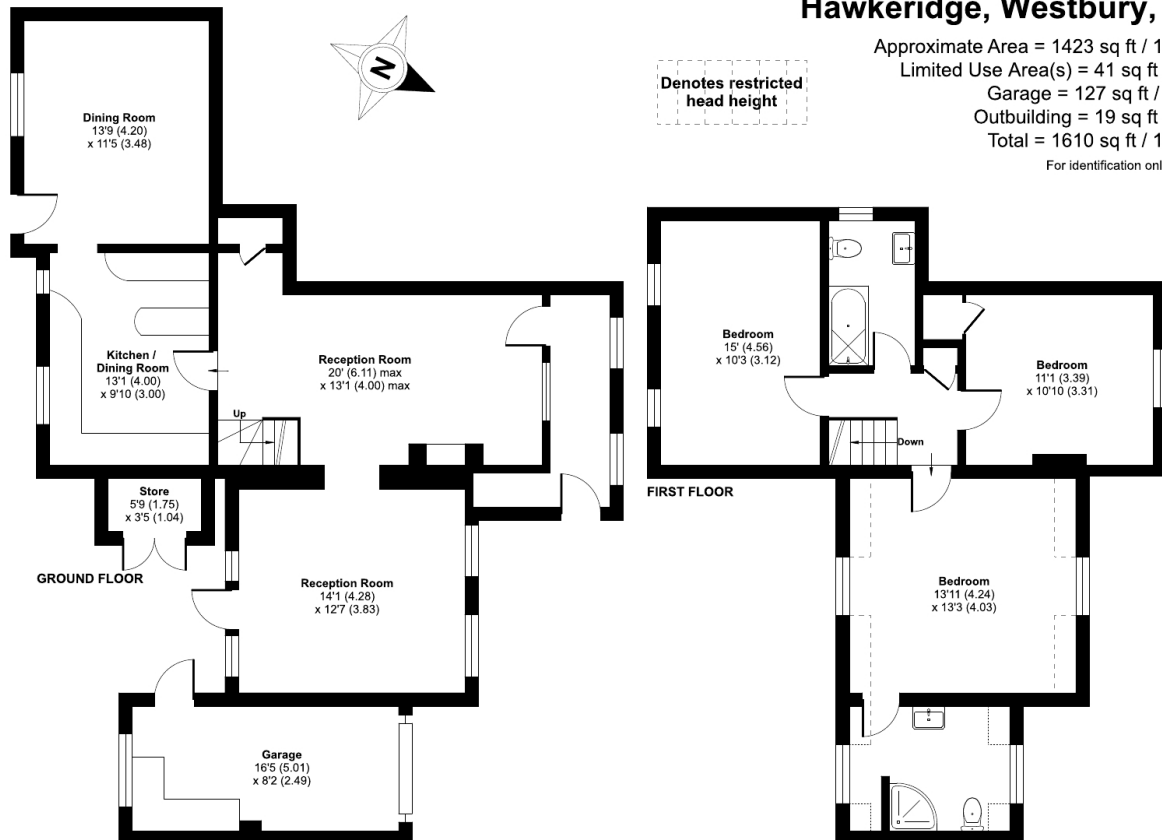
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuilding = 19 sq ft / 1.7 sq m

Total = 1610 sq ft / 149.4 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). © nichecom 2025. Produced for Cooper and Tanner. REF: 1287420

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

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

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