



Meadow Fall, Coulston
Westbury Wiltshire BA13 4NY

Guide Price of £760,000 Freehold

COOPER
AND
TANNER



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Description

This beautiful individual four-bedroom detached home has been kept to a high standard by the current owners and is perfect for a Family. It is in the small, picturesque village of Coulston, set in a rural location backing onto a Deer Park, within the rolling countryside of Wiltshire.

As soon as you enter the large reception hall it offers a homely feel. The accommodation comprises: A large reception hallway with cherry hardwood flooring. An open plan Kitchen/Diner with electric under floor heating. It has a full range of cupboards with a wooden work surface over. A built in 6 ring gas hob with a splashback and stainless-steel extractor over. A built in single and double oven and an integrated dishwasher. There is space for a large fridge/freezer. From the hallway solid oak double wooden and glass doors lead into a cosy lounge with Cherry Hardwood flooring. There is a feature fireplace with a wood burning stove, this room is filled with light from the two windows. Leading from the hallway you will find a study, a utility/cloakroom and a good-sized family room at the back, with double glazed doors out into the back garden,

offering stunning views. From the reception hall the stairs rise to the first floor to the gallery landing which leads to four double bedrooms, all which offer far reaching views. The master bedroom benefits from a large en-suite shower room. In addition, there is a family bathroom.

Outside

The property is set in a large plot with a 5-bar gate opening onto the driveway which leads to a larger than average garage. The beautiful front garden has a large lawn with a pond and established borders to the side, is fully enclosed by fencing, with gated access at both sides of the property. There are views across to two lakes with natural springs. A side gate leads to a personal door to the garage and in turn to the rear garden. The garden offers views across to a Deer Park and often the herd of Deer are visible from the garden. The extended large patio is ideal for entertaining with raised flower borders to the side and steps leading to a large lawn. The garden is very private and is enclosed by fencing with established trees. At the other side of the property there is a good-sized area with log storage, and the oil tank is housed here. A wooden gate gives access to the front.









Coulston is a small, picturesque village set within the rolling countryside of Wiltshire, offering an attractive rural lifestyle ideal for buyers seeking peace, privacy, and a strong sense of community. Surrounded by open farmland and scenic walking routes, the village provides a tranquil setting whilst still being well connected to nearby towns.

Schools and education

While Coulston itself is a small village, it is well served by a range of respected schools in the surrounding area. Nearby secondary schools include Lavington school, Matravers school and Kingdown school. Nearby primary schools include Great Cheverell and Market Lavington, with a wider selection in near by towns Westbury and Warminster. Independent and well regarded Dauntsey's school is also with easy reach.

Local amenities

Coulston retains a peaceful, rural feel but with everyday amenities close by. Nearby villages of Edington and Earlstoke offer

facilities including a farm shop, microbrewery, golf club, and a popular country pub, with nearby towns of Westbury and Devizes provide supermarkets, independent shops, GP and healthcare facilities, leisure centres, dining options and main line train stations with direct links to London and the south.

Overall

Coulston is particularly appealing to buyers looking for a countryside retreat without feeling isolated. With access to a range of good schools, nearby amenities, and excellent road and rail links, it offers a balanced lifestyle combining rural charm with everyday convenience.



Local Information

Local Council: Wiltshire Council

Council Tax Band: F

Heating: Oil

Services: Mains Electricity and Water

Tenure: Freehold



Motorway Links

- M4/M32/M5



Train Links

- Westbury

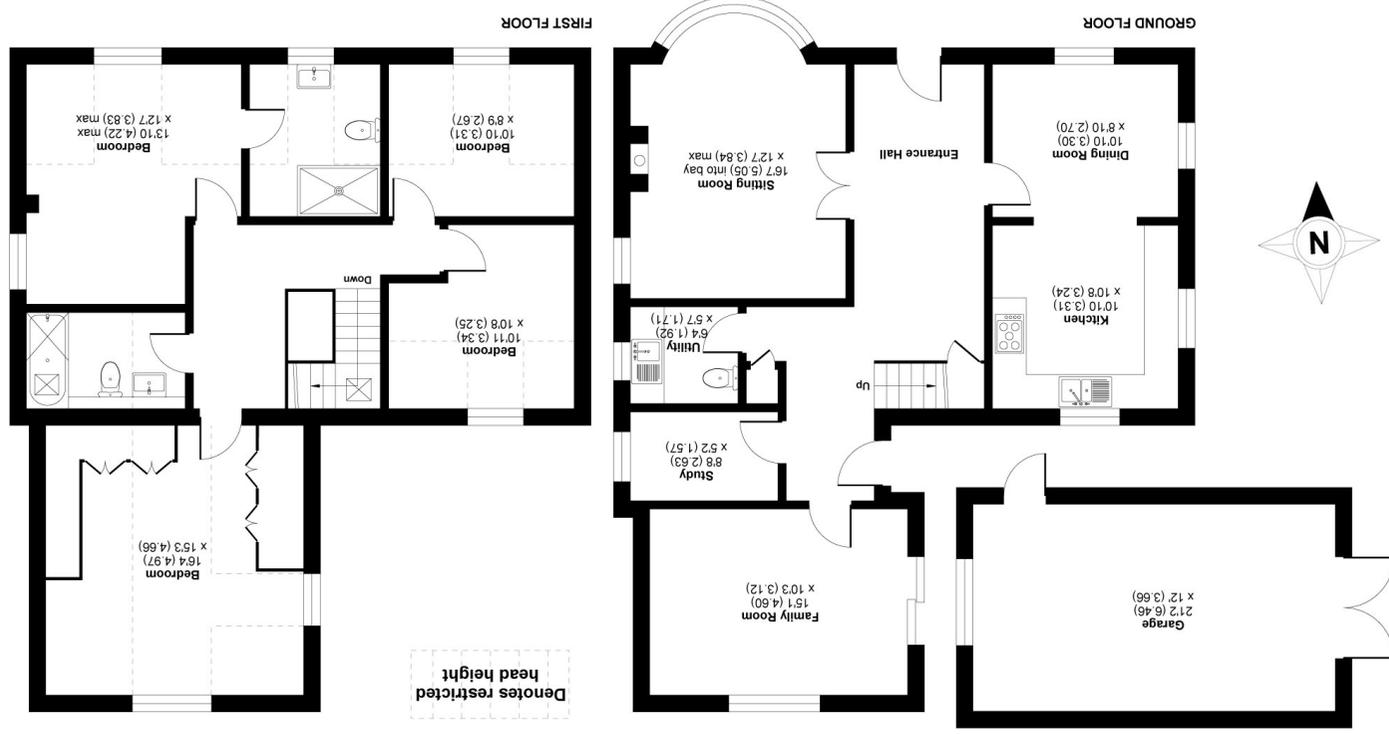


Nearest Schools

- Bratton, Great Chevreul, Market Lavington. West Lavington

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Approximate Area = 1452 sq ft / 134.8 sq m
 Limited Use Area(s) = 344 sq ft / 31.9 sq m
 Garage = 255 sq ft / 23.6 sq m
 Total = 2051 sq ft / 190.3 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). © nidecom 2026
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