



Orchard End, 1 Hawkeridge, Westbury BA13 4LA Guide Price £749,950 Freehold

COOPER
AND
TANNER



Orchard End, 1 Hawkeridge Westbury, BA13 4LA

 4  3  2  0.6 acre EPC E

Guide Price £749,950 Freehold

Description

A truly charming, four bedroom 14th Century detached thatched cottage with later additions, situated within mature level gardens of approximately 0.6 of an acre and tucked away in a quiet position at the end of a no through road.

The property retains its character and charm throughout with many period features including exposed brick walls, wooden timbers, inglenook fireplace and flagstone floors. There is a detached double car port, ample gravelled parking, mature and well established gardens and oil fired central heating.

In brief the accommodation comprises entrance hall with cloakroom leading off, kitchen/breakfast room with a range of fitted wall and base units with worktops and an AGA, large utility area with door to the terraced patio, snug/study with a feature fireplace and decorative panelling, sitting room with feature fireplace with inset wood burning stove, exposed wooden beams and brick wall, dining room with inglenook fireplace, exposed beams, flagstone floor and a door which leads to a turning staircase rising to the first floor.

On the first floor there is a good size landing with window overlooking the neighbouring countryside, main bedroom with exposed wooden beams, fitted wardrobes to one wall and an en-suite bathroom with shower over the jacuzzi bath, bedroom two with a vaulted ceiling and exposed wooden beams and two further bedrooms. There is also a family shower room.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.









Outside

The property is approached through a wooden gate along a gravelled driveway leading to an ample parking area and the detached double car port. The driveway is bordered by mature and well stocked flowerbeds and borders housing a wide variety of plants and shrubs. There is a good sized lawn to the front which enjoys views across neighbouring countryside. An archway covered by wisteria leads to the side and rear gardens. The current vendors have put a lot of work into the garden over the past couple of years and the gardens are mainly laid to lawn with a wide variety of mature trees, plants and shrubs, vegetable garden, paved seating area with wooden pergola over, established fish pond with feature waterfall and enjoys views across the neighbouring countryside. Within the garden there is a detached home office and gym, ideal for those wishing to work from home.

Location

Hawkeridge is a pretty hamlet located on the northern edge of Westbury and boasts a very well thought of village pub/restaurant called The Royal Oak. 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, whilst 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, Stairhead and Salisbury Plain.



Local Information Hawkeridge

Local Council: Wiltshire

Council Tax Band: E

Heating: Oil fired central heating

Services: Drainage, Water and Electricity

Tenure: Freehold



Motorway Links

- M4
- A303/M3



Train Links

- Westbury
- Bath

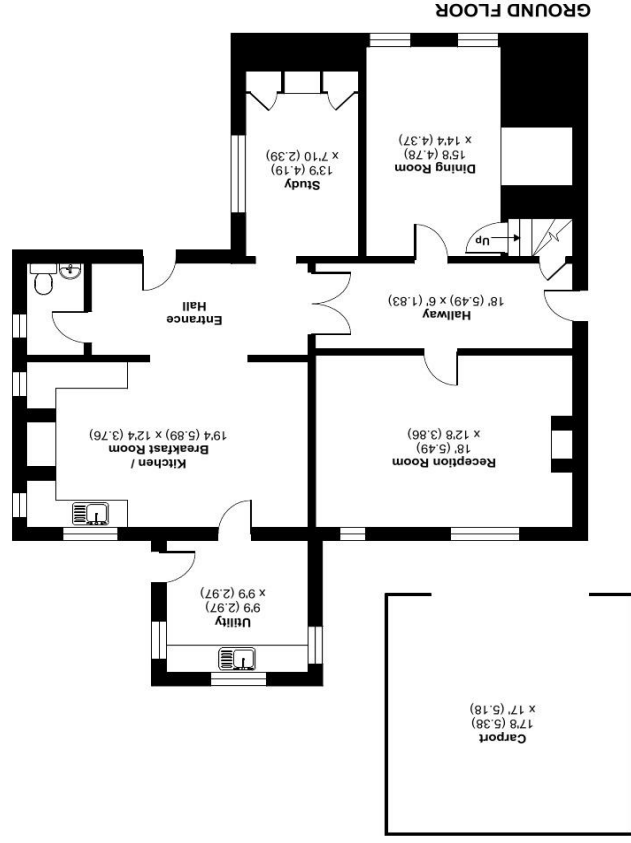
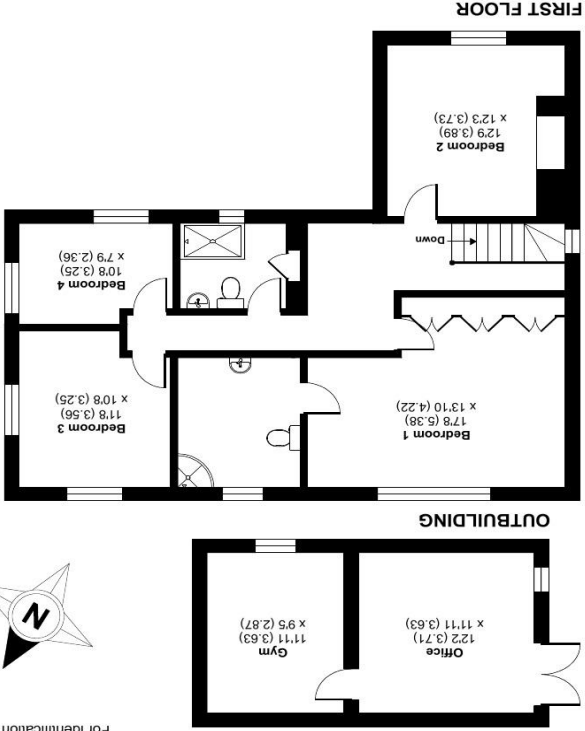


Nearest Schools

- Trowbridge
- Westbury

Hawkeridge, Westbury, BA13

Approximate Area = 2048 sq ft / 190.2 sq m
 Outbuilding = 272 sq ft / 25.3 sq m
 Total = 2320 sq ft / 215.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecm 2023.
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