



41 Fairwood Road

Penleigh, Wiltshire

**Carter Jonas**

# 41 Fairwood Road Penleigh Dilton Marsh Westbury Wiltshire BA13 4EB

**Charming red brick semi-detached cottage with well-maintained gardens, private driveway and approximately 9.5 acres (3.8 hectares) of adjoining pasture.**

41 Fairwood Road is a delightful country cottage positioned on a quiet no-through road outside of the market town Westbury.

The property benefits from 3 bedrooms, a downstairs bathroom, a large private mature garden, a private driveway and adjoining pasture

In all extending to 9.8 acres (3.9 hectares)

For sale by private treaty as a whole or in up to two lots.



## Property

41 Fairwood Road is a quaint, 3-bedroom country cottage which has recently been tastefully refurbished with UPVC windows installed. The cottage benefits from a large private garden, which is positioned to the rear of the property. The garden has ample patio space; perfect for entertaining, and a well-maintained lawn and well-established apple tree and flower beds to the side of the property. Adjacent to the garden is the paddock, which extends to approximately 9.5 acres (3.8 hectares).

The property is offered for sale as a whole or in up to 2 lots.

**Lot 1** comprises the cottage, and adjoining parking area.

**Lot 2** comprises 9.5 acres (3.9 ha) of pasture. Access to Lot 2 can be gained via a right of way which is marked in brown on the plan.

## Location

The property is situated in the hamlet of Penleigh, just outside the village of Dilton Marsh, which is approximately 1.5 miles west of Westbury, 5.5 miles east of Frome and 13 miles south of Bath. Not only is the property very well connected, it also boasts some fantastic walking, cycling and horse-riding routes with quiet lanes and numerous footpaths and bridleways. The renowned Westbury White Horse, which is one of the oldest and most renowned landmarks in the country can be seen from the property and is just 2.5 miles from 41 Fairwood Road.

## Amenities

41 Fairwood Road is well located for a range of amenities. Dilton Marsh itself benefits from its own railway station, which connects the village to the south coast and Bristol Temple Meads.

In addition to the railway station, the village has a public house and garage. For further amenities, Westbury is close at hand and can be reached in approximately 5 minutes, the town has a doctor's surgery, a railway station (direct train to London Paddington), several supermarkets, a wide range of sports facilities including swimming pools, a football club and a golf club, and a range of cafes and shops.

## Cottage

41 Fairwood Road is a charming, red-brick under red tiled roof, semi-detached cottage. On entering the cottage, you are welcomed into a tastefully presented living room with wood burning stove, which extends into the kitchen overlooking the garden and pasture. The ample garden area leaves room for an extension to the cottage, subject to planning. The ground floor also has one of the three bedrooms, a bathroom and very useful utility room.

Upstairs, there are two light and airy bedrooms. The cottage benefits from a private gravelled driveway with space for numerous cars and good access through a 5-bar wooden gate.

## Land

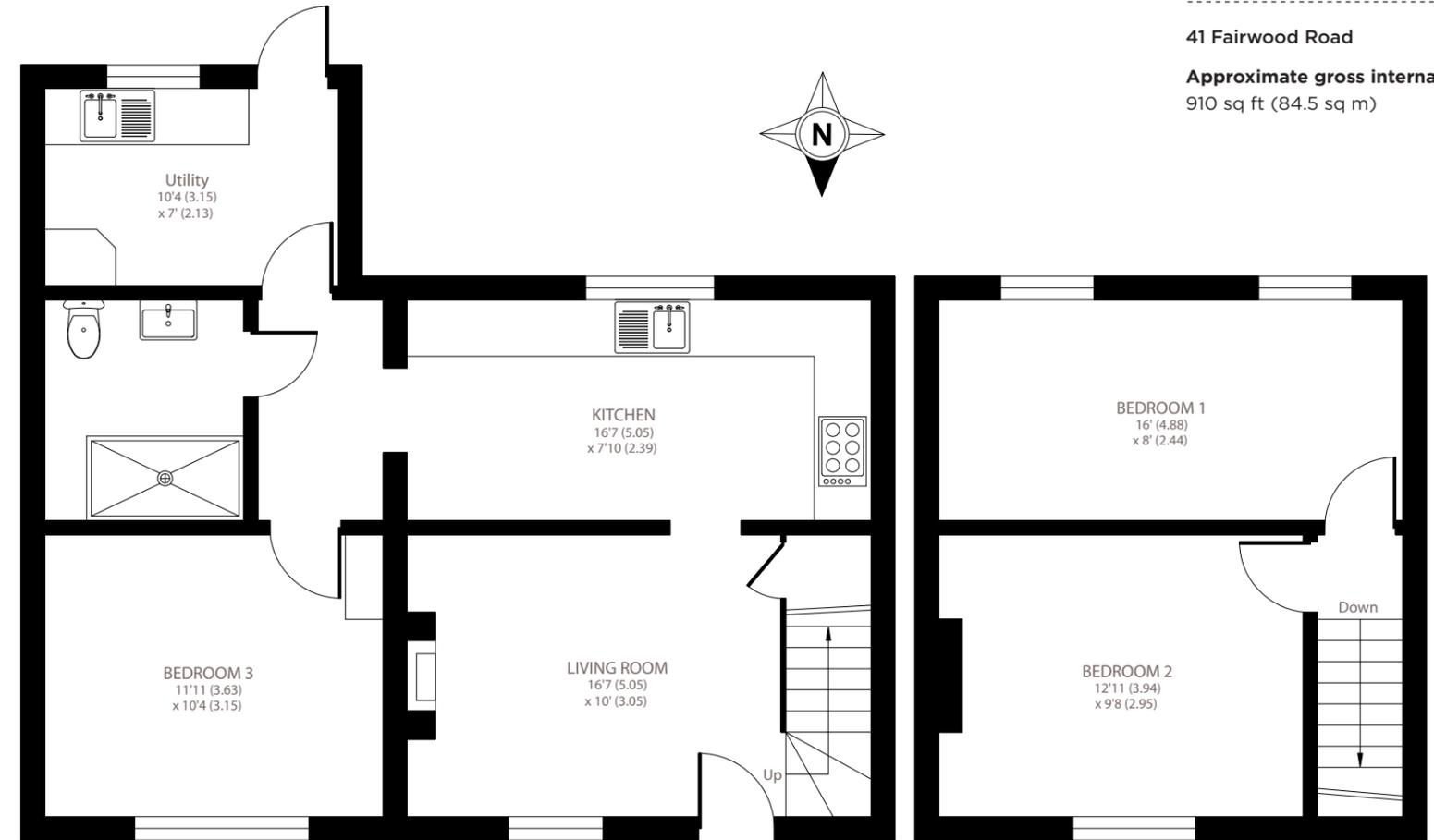
The land extends to approximately 9.5 acres (3.8 ha) and is currently grazed by horses, as such there is stock proof fencing surrounding the paddock. The soil type is described as clayey and silty. The land benefits from good access, with a wooden 5 bar gate to the south of the field.



# Floor plan

41 Fairwood Road

Approximate gross internal area:  
910 sq ft (84.5 sq m)



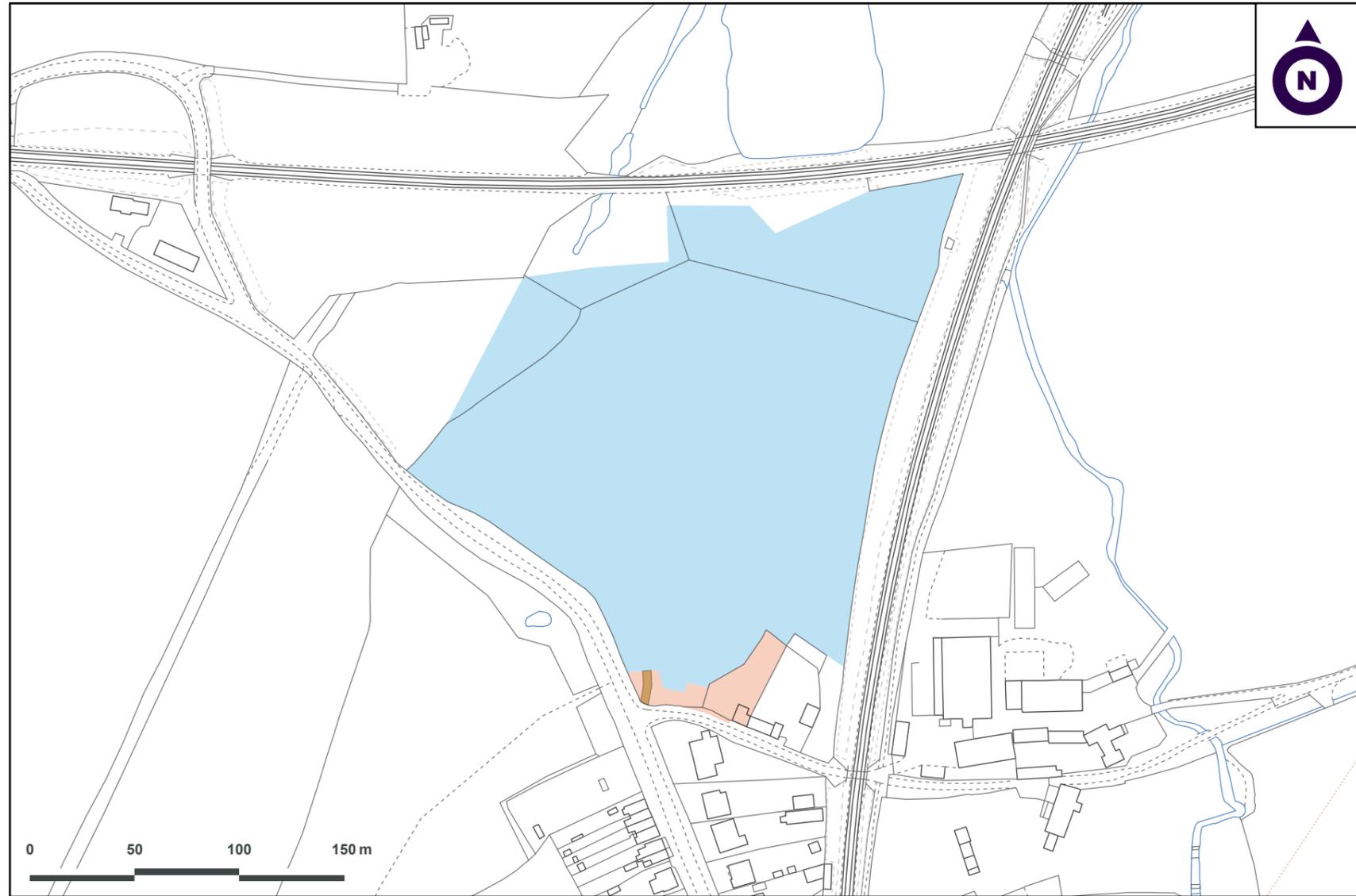
GROUND FLOOR

FIRST FLOOR

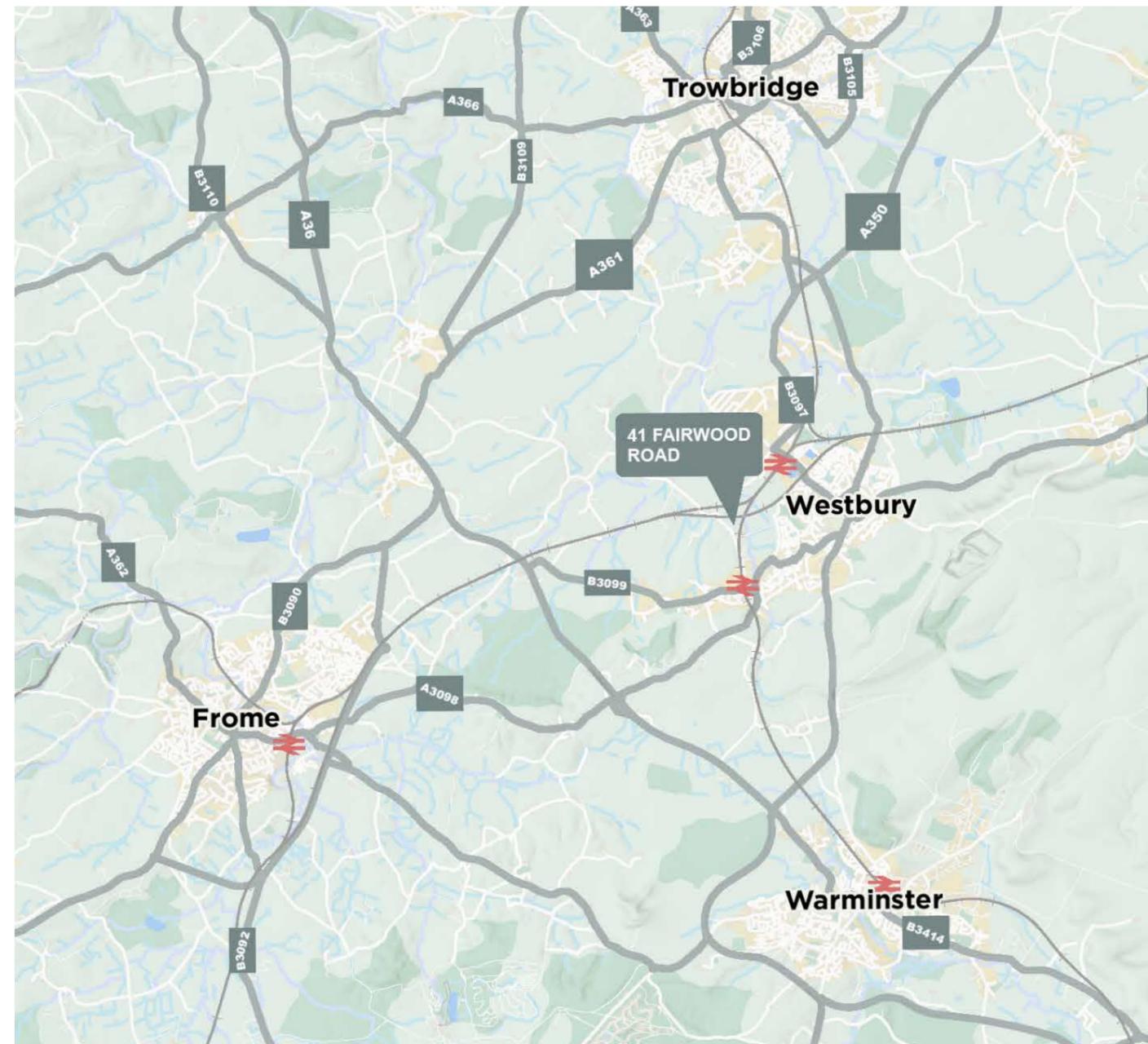


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Carter Jonas. REF: 1050944

For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



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**Method of Sale**

41 Fairwood Road is offered for sale by private treaty as whole or in up to 2 lots.

**Tenure & Possession**

41 Fairwood Road is offered freehold with vacant possession.

**Environmental Schemes**

There are no environmental schemes in place that we are aware of.

**Designations**

There are no designations that we are aware of.

**Services**

There is mains water supply, private drainage, and mains gas & electricity.

**EPC Ratings**

The cottage has an EPC rating of D.

**Local Authorities**

Wiltshire Council  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**Viewings**

By prior appointment with the vendors' agents Carter Jonas 0117 403 9970.



/// trembles.lotteries.cropping



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