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📍 Bella Vista, 5 Edington Road, Steeple Ashton, Wiltshire, BA14 6HP

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⑨ Bella Vista, 5 Edington Road, Steeple Ashton, Wiltshire, BA14 6HP

⌚ Guide Price £850,000

A superb detached contemporary property set on the edge of this highly sought after Wiltshire village, with commanding views and a most impressive garden.

- Outstanding Family Home
- Incredible Garden- Approximately 0.83 Acre
- 5 Bedrooms
- Stunning Kitchen/Breakfast Room
- Triple Aspect Sitting Room With Log Burner
- Contemporary Bathroom & En Suite
- Separate Dining Room & Utility
- Double Garage & Gated Driveway Parking
- Uninterrupted Countryside Views
- Extremely Popular Village

❖ Freehold

⑩ EPC Rating C



A beautifully appointed modern family home with exceptional far reaching views and a generous plot amounting to circa 0.83 acre.

Located in the highly regarded Wiltshire village of Steeple Ashton, this gorgeous modern home is one of just 3 exclusive individually designed homes built by master builders Ashford Homes in 1996, and benefits from glorious rural views right across to Salisbury Plain. The accommodation is well presented throughout and the current owners have installed a stylish 'Wren' kitchen with a central island/breakfast bar, granite worktops and a range of quality integrated appliances (mostly 'Neff'). Set off the welcoming hall is an impressive 22ft triple aspect sitting room with a log burner set in a Bath stone surround. There is a separate dual aspect dining room, a useful boot room and an additional utility and downstairs cloakroom. On the first floor there are a total of 5 bedrooms and a modern family bathroom, with the 5th bedroom set up as a study ideal for anyone working from home. The 21ft triple aspect main bedroom has fitted wardrobes, whilst the guest bedroom enjoys an en suite.

Outside, this desirable home excels once more with a simply stunning garden. Predominantly laid to lawn, the garden also features an Italianate section with boxed lavender, a wildlife pond, a vegetable and herb garden, various private seating areas and sun terraces. In addition there are fig and a variety of fruit trees, a fruit cage, established flower beds and even a Boules piste! The gated driveway provides parking for a number of cars and leads to a double garage with light and power. Moreover there is a handy store room, a covered entertaining area, a greenhouse, 2 log stores and a large timber shed.

#### Situation

This house is beautifully located on the edge of the picturesque village of Steeple Ashton, with splendid views over open countryside across to Salisbury Plain. The village has a thriving community providing playing fields, a public house/shop/post office. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are also close by. The historic market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius. Dauntsey's School, Marlborough College and St Mary's Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

#### Property Information

Council Tax: Band G

Services: Mains water, drainage and electricity are all connected. Oil fired central heating. Hive heating system. Solar PV panels (owned outright). Telephone entry system for communal electric gate.

Agents Note: Number 1 owns the driveway off the main road but all 3 houses have a right of way across it and shared responsibility for its maintenance.



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