



📍 15 Tower Hill, Dilton Marsh, Westbury, Wiltshire, BA13 3SP

🏠 Guide Price £175,000

An attractive, two double bedroom, two reception room, end of terrace cottage which occupies a generous plot with good sized, mature gardens and off street parking, situated on the outskirts of the popular village of Dilton Marsh. The property is in need of updating/improvement and offers scope to further extend (STPP).

- End Of Terrace, Period House
- Two Double Bedrooms
- Two Reception Rooms
- In Need Of Updating/Improvement
- Various Outbuildings
- Large Gardens
- Off Street Parking
- Planning Permission Previously Granted For A Two Storey Extension
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D



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The property offers accommodation arranged over two floors comprising; porch; charming sitting room with exposed beams, timber built garden/dining room addition with door to garden and vaulted ceiling, kitchen with utility off, two double bedrooms with built in storage and a bathroom with white suite.

Externally; there are good sized, mature gardens to the side and rear with sections of lawn, various seating areas, shrub beds and mature trees. The gardens enjoy a good deal of privacy and seclusion.

There are a number of outbuildings; including a useful store to the side of the house, a good sized, detached studio and a garden office.

Gravelled parking area to the front of the property for at least two vehicles.

Planning permission was previously granted (now lapsed) to build a two-storey extension in place of the current garden/dining room, with foundations already in situ, offering significant scope for future development (subject to planning permission being granted again).

Please note that the vendor has been advised that the property will require a full rewire. The vendor has obtained quotations for the work; please contact the office on 01225 617030.

Situation

The small village of Dilton Marsh in west Wiltshire offers a primary school, village hall, church and public house. Countryside walks are within easy reach. The nearby larger towns of Westbury, Frome and Trowbridge provide a wider range of shopping and other amenities with the former having a mainline railway station providing direct access to the cities of Bath and Bristol as well as London Paddington.

Property Information

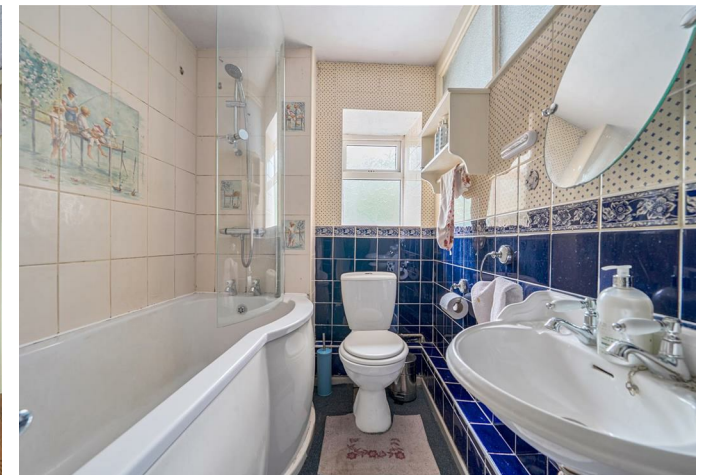
Council Tax Band; B

EPC Rating; D

Freehold

Mains Services

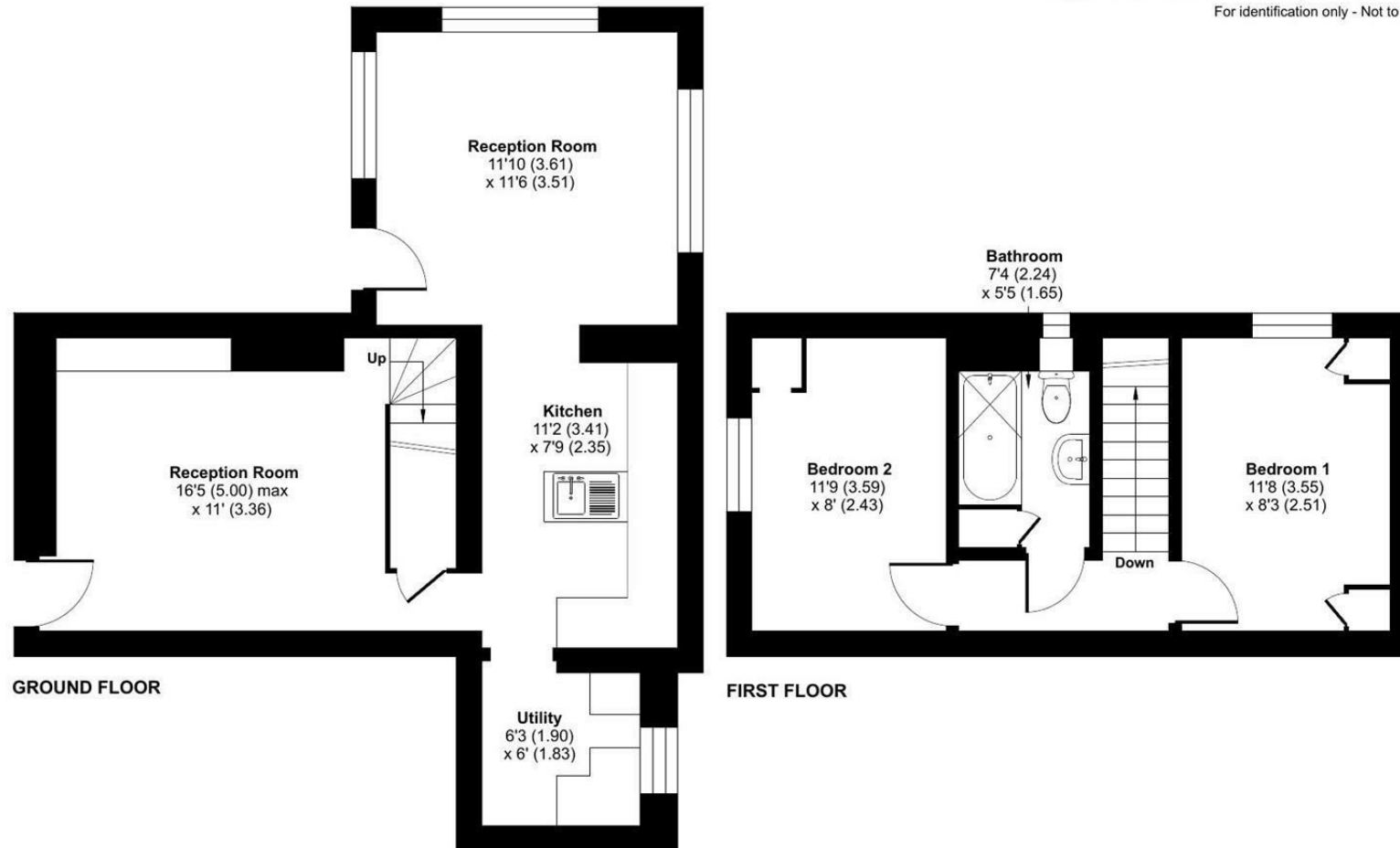
Gas Fired Central Heating & UPVC Double Glazing



Tower Hill, Dilton Marsh, Westbury, BA13

Approximate Area = 763 sq ft / 70.8 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). © nñchecom 2026. Produced for Strakers. REF: 1534480

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