



## Herberton Villas

Zeals, Warminster BA12 6NW

A beautifully presented three bedroom Edwardian mid-terrace home set on a quiet country lane, enjoying lovely views across the surrounding Wiltshire countryside. Dating back to 1907, the property has been sympathetically modernised while retaining charming period features including sash windows, high ceilings and a Victorian-style fireplace. Arranged over three floors with two bathrooms, good sized gardens and parking, this wonderful home combines character and modern comfort in a peaceful rural setting.

**£425,000 Freehold**





### The Property

A charming mid-terraced Edwardian home dating from 1907, set in a peaceful lane-side position and surrounded by the stunning Wiltshire countryside. The property has been thoughtfully updated by the current owner over the past six years, blending modern comforts with original period features such as double-glazed sash windows, high ceilings and a Victorian-style fireplace.

The accommodation is arranged across three floors and enjoys open countryside views from every window, creating a bright and welcoming living environment.

The ground floor comprises a welcoming entrance hall, a sitting room with a bay window and feature fireplace, a separate dining room with fireplace and wood-burning stove, and a kitchen fitted with a range of units and integrated appliances. Adjacent to the kitchen, and accessed externally, is a useful gardener's WC/utility space which also houses the boiler and washing machine.

On the first floor, there are two spacious double bedrooms and a modern family bathroom that has been recently updated.

The second floor features an impressive principal bedroom with dual-aspect views and the added benefit of an en-suite shower room.

Externally, the property benefits from an enclosed front garden, while the rear garden is long and mainly laid to lawn with a paved sun terrace, ideal for relaxing or entertaining. At the end of the garden there is off-road parking for two vehicles and a large outbuilding with electricity provision, offering excellent potential for storage, a workshop or hobby space.

This attractive period home offers a wonderful balance of character, space and countryside living, and viewing is highly recommended to fully appreciate its setting and features.



## The Location

Set in the sought after Wiltshire village of Zeals, this charming setting lies close to the meeting point of three counties, Wiltshire, Dorset and Somerset, and enjoys a welcoming and well established community. The village itself offers everyday essentials including a parish church, primary school and traditional public house, creating a warm and connected village atmosphere.

The neighbouring village of Bourton sits seamlessly alongside Zeals and provides further amenities including a village store with Post Office, petrol station and an additional public house. A selection of attractive market towns are also within easy reach, including Wincanton, Gillingham and the ever popular Bruton.

Surrounded by beautiful countryside, the area lies close to the River Stour, which rises nearby at the renowned Stourhead estate, adding to the natural charm of the setting.

Connectivity is excellent, with the A303 just five minutes away providing convenient road access to London and the South West. Mainline rail services are available from nearby stations at Gillingham, Castle Cary, Tisbury and Warminster, while Bristol and Bournemouth airports are both comfortably accessible for domestic and international travel.

## Additional Information

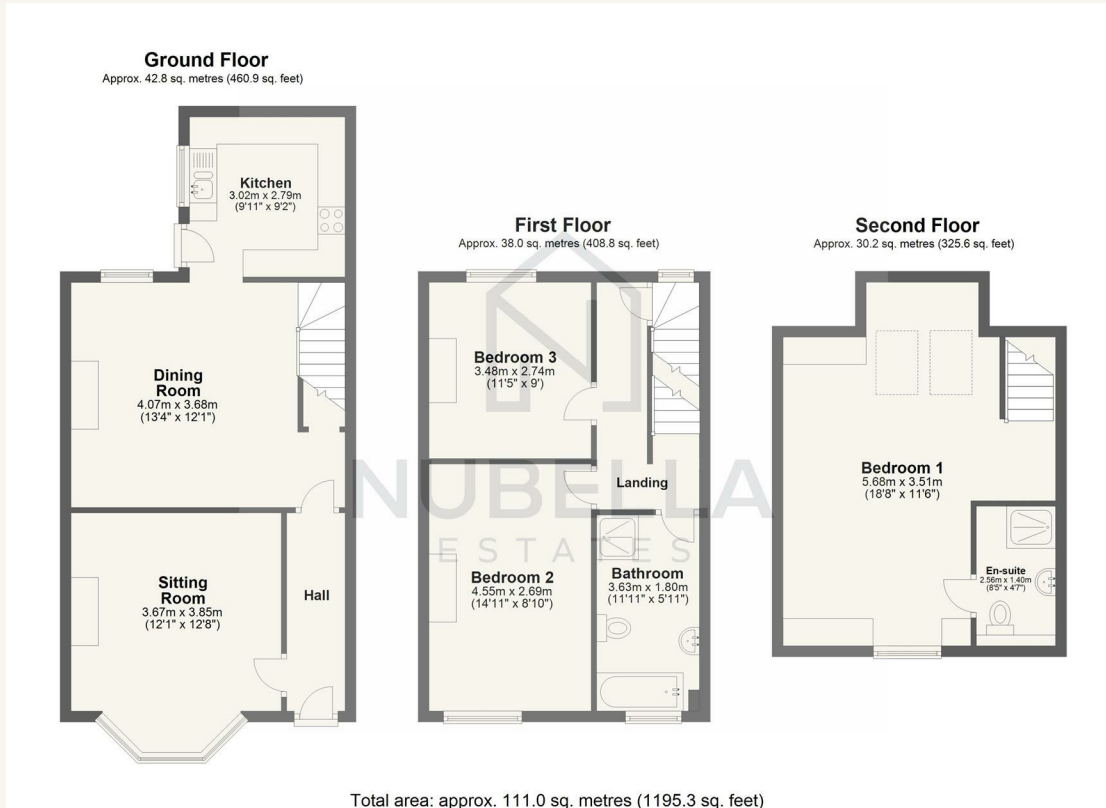
Services: Mains water, oil, electricity, and septic tank drainage. Local Authority: Wiltshire Council Council Tax Band: C Energy Performance Certificate (EPC): Rating – D Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Local Authority  
Council Tax Band C  
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.