

PETTICOAT LANE

*Dilton Marsh
Westbury, Wiltshire*

MARKER
LONDON **M**

Our surroundings influence the way we see the world

William J. Bennet is famed for quoting "Home is a shelter from storms – all sorts of storms." This short and precise piece of wisdom has never been more relevant than today. When we consider the storms we have all experienced from 2020 until now; we must turn to our one true shelter – our home.

Recently our homes have been redefined, and for many of the reasons above, but one thing remains a constant – each one is different and personal to those who live within. We connect with our homes and relate to them in an emotional way.

Our homes, how we use them, and their layout, reveal our personalities; be that the garage for the excess gardening tools for the green-fingered among us, or the additional bedroom that will now be used as a home office to compliment the one day per week commute to London or the elusive 5th bedroom for baby nr.4 that's on the way!

Petticoat Lane offers a small development of 2, 3, 4 & 5 bedroom homes that is sure to capture the personal story of each of their new owners...

MARKER
LONDON 

Marker London exists to serve homebuyers in the South of England with the choice to purchase a high-quality home in a suburban setting, emersed in culture, tradition and local amenities with key access to infrastructure links between large cities.

Marker delivers a well-designed home to optimise space, ensuring practical layout and effective construction. We serve the modern family with suitable homes that we take pride in building

Stay calm, stay connected.

Enjoy the peace that village life gives you just 1 hour and 30 minutes from London or 50 minutes from Bristol by train

This stunning development is situated within Dilton Marsh, a highly sought-after Wiltshire village, that offers a primary school, village hall, church, public house, grocery shop, fish and chip shop, farm shop with garden centre, Post Office and café.

The Village is located centrally for the towns of Warminster, Frome and Westbury. Westbury a small market town is situated at the western edge of Wiltshire beside the chalk down lands that form Salisbury Plain.

The most famous landmark of the area is the vastly impressive Westbury White Horse which is both the oldest and largest White Horse in Wiltshire.

The popular landmark makes it a delight for both walkers and cyclists and the area also provides the perfect location for air sports.

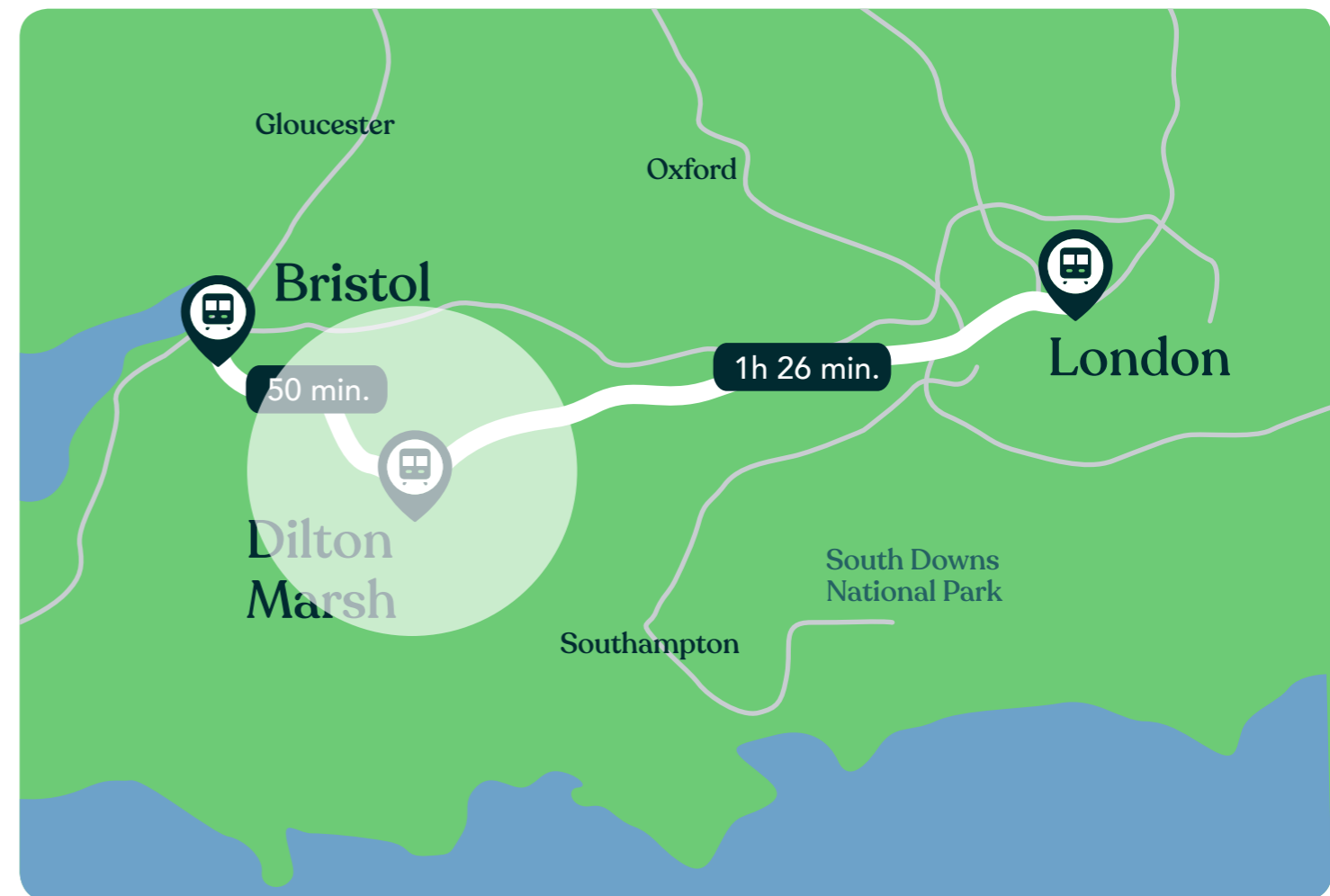
The town offers a range of shopping and leisure facilities including; a library, sports and leisure centre, schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country.

We also have a varied selection of coffee shops, restaurants, public houses and a popular wine bar.

Westbury is exceptionally well positioned for all major road and railway connections with the mainline railway station offering links to London (1 hour 26 minutes), Wales and the whole of the Southwest of England.

The historic city of Bath can be reached within a short 30-minute drive via the A36. Whilst the popular city of Bristol is within a 60-minute drive, again, via the A36.

Dilton Marsh railway station is located on the Wessex Main Line between Bristol Temple Meads, Bath and Southampton Central railway station, 23 miles north of Salisbury. Great Western Railway operate local services between Bristol and the South Coast which all call at Dilton Marsh station.



SPECIFICATION



Making your new house a home

GENERAL FEATURES

- White panel internal doors
- Extensive electrical specification to include pre-wire for BT and Sky
- Internal walls, ceilings and woodwork painted in neutral colours
- Floor tiling to entrance hall, kitchen and dining areas
- Engineered timber floor to living area
- Carpets to bedrooms, hall, stairs and landing
- 1nr. USB double socket in kitchen and each bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- 10-year Structural Warranty

EXTERNAL FEATURES

- External lighting to entrance doors
- Landscaping across development with green areas, hedging, shrubs and trees
- All communal areas and amenity areas are to be maintained by a management company
- Decorative paving around each home with tarmac parking areas

Making your new house a home

ENERGY SAVING HOMES

- Gas high efficiency boiler
- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Thermostatic radiator valves
- 'A' rated appliances or higher fitted within homes
- Dual flush toilets



Making your new house a home

BATHROOMS

- Floor and shower enclosure tiled, with splashback to vanity unit
- Wall mounted vanity unit with wall-mounted mirror and back lighting
- Wall-mounted heated towel rails
- All bathrooms fitted with high-quality brassware
- Soft close toilet seat and cover
- Click waste system in wash hand basin



KITCHEN

- Appliances to include
 - Hob
 - Oven
 - Dishwasher
 - Fridge freezer
- Quality fitted kitchen to include co-ordinating handles and work top
- Ceramic floor tiling



PETTICOAT LANE



THE TUCKER

Computer Visual



GROUND FLOOR



GROUND FLOOR	SIZE
Dining / Living	3'8 m x 4'7 m max
Kitchen	2'8 m x 2'4 m
Cloaks	1'3 m x 2'4 m

FIRST FLOOR



FIRST FLOOR	SIZE
Bedroom 1	3 m x 4'7 m
Bathroom	2 m x 2'4 m max
Bedroom 2	2'8 m x 4'7 m max



2 Bedrooms



2 Storey
Semi-detached



822
SQ FT approx.

THE WEBBER

Computer Visual



GROUND FLOOR



GROUND FLOOR	SIZE
Dining / Living	3'8 m x 5'3 m
Kitchen	2'8 m x 3 m
Cloaks	1'3 m x 2'1 m

FIRST FLOOR



FIRST FLOOR	SIZE
Bedroom 1	4 m x 3 m max
Bedroom 2	4 m x 3 m max
Bedroom 3	2'5 m x 2'1 m
Bathroom	2 m x 2'4 m



3 Bedrooms



2 Storey
Detached



922
SQ FT approx.

THE SPINNER

Computer Visual



GROUND FLOOR



GROUND FLOOR	SIZE
Kitchen / Dining	4'3 m x 4'9 m
Lounge	4'6 m x 3'6 m
Study	2'8 m x 1'9 m
WC	1'8 m x 0'8 m
Utility	1'7 m x 1'9 m

FIRST FLOOR



FIRST FLOOR	SIZE
Bedroom 1	3'6 m x 3'5 m max
En-Suite	1'8 m x 1'8 m
Bedroom 2	3'2 m x 4'1 m max
Bedroom 3	4'4 m x 2'6 m
Bedroom 4	4'4 m x 2'1 m
Bathroom	1'9 m x 1'9 m



4 Bedrooms
+ Study room



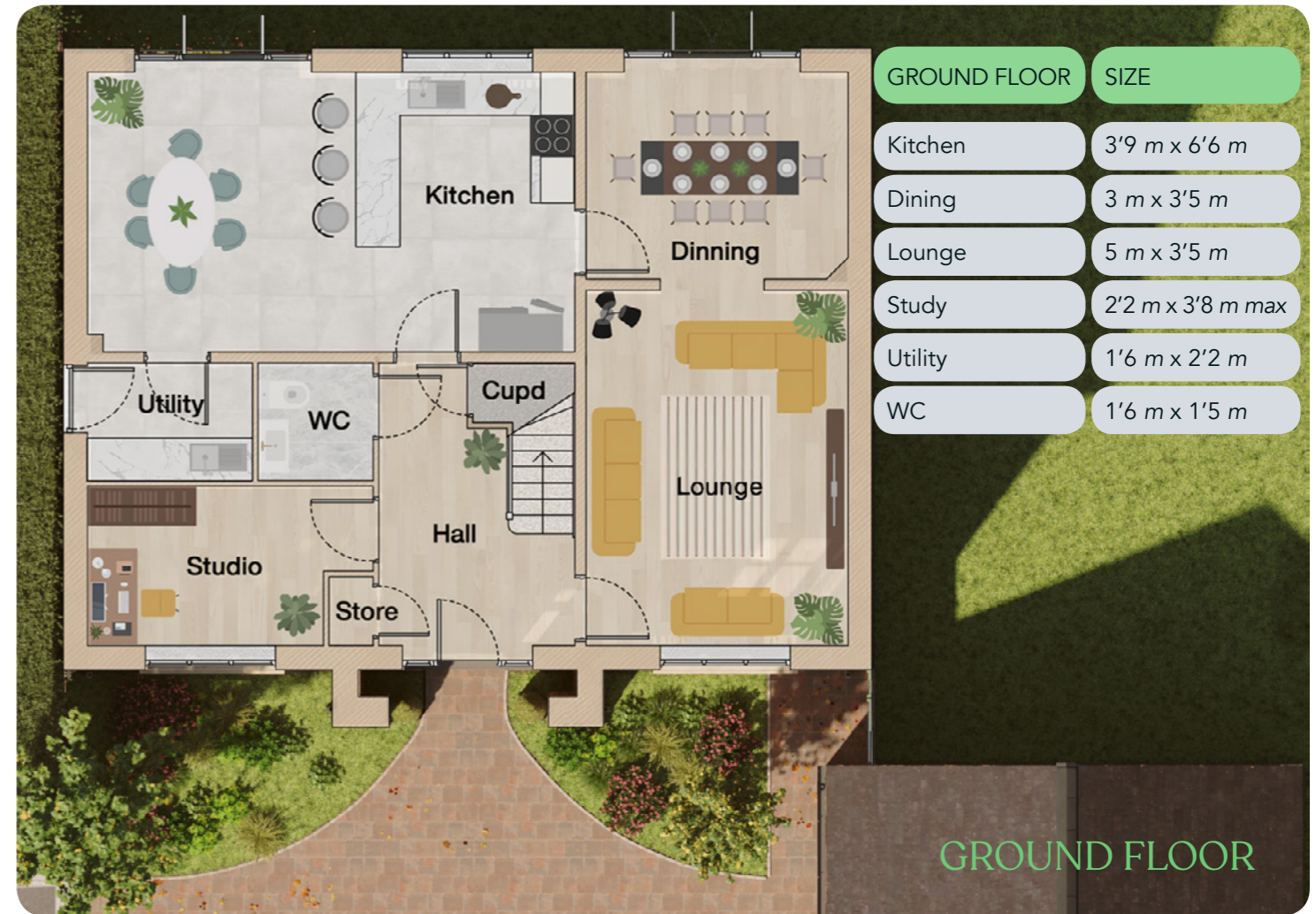
2 Storey
Detached



1247
SQ FT approx.

THE WEAVER

Computer Visual



5 Bedrooms
+ Study room



2 Storey
Detached



1776
SQ FT approx.

SITEMAP

The Spinner

The Spinner

The Spinner

The Weaver

The Weaver

The Webber

The Tucker



LOCATION

7-1 Petticoat Lane,
Dilton Marsh



Computer Visual



MARKER
LONDON **ML**



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