

for sale

offers over **£588,000**



## Foxfields, The Ham, Westbury BA13 4HD

Substantial Detached Family Home on a generous plot with an Enclosed Rear Garden which has a Swimming Pool & Sauna Room on the edge of Westbury. To the front there is Ample Off Road Parking, Double Garage & Car Port..... Viewing Advised.



# Foxfields, The Ham, Westbury BA13 4HD

## Description

Substantial Detached Double Fronted Home on the outskirts of Westbury, amongst other individual detached family homes. The property benefits from excellent transport links as Westbury Mainline Station is a few minutes walk away - offering direct access to London Paddington - ideal if you need to commute.

Westbury lies on the outer reaches of Salisbury Plain where you can find the famous Westbury White Horse. Historically, the town has its roots in the weaving and malting industries but also included glove making businesses and a tannery.

The Ham is a road that runs parallel with the railway line, on the north side of Westbury with the property bordering open farmland at the rear.

The property is arranged over two floors with ample living space to the ground floor which include Lounge, Cinema Room, Family Home and Large Kitchen / Dining Room with Utility Area & Cloakroom. To the first floor there is a Galleried Landing, Four DOUBLE Bedrooms - One with En Suite & separate Family Bathroom. Two of the Bedrooms have doors onto a large shared balcony in which to take in the views & rear garden.

A particular feature of the property is its rear garden that has a heated swimming pool with nearby pool house that has a kitchen, shower facilities and sauna. The remainder of the garden is laid to lawn with large paved patio area across the rear of the house and pool area. To the front there is a high wall to front boundary with sliding gates.....

## Entrance Hall

Door and window to front aspect with pitch & tiled pillared porch over. Stairs rising to first floor with cloaks cupboard under. Radiator. Doors to Sitting Room, Family Room / Office, Cinema Room, Utility Room & Kitchen / Dining Room.

## Lounge / Family Room

16' 7" x 10' 5" ( 5.05m x 3.17m )

Bay to the front with double glazed windows. Air con. Radiator. Oak floor.

## Dining Room / Office

12' 9" x 10' 5" ( 3.89m x 3.17m )

Double glazed windows to both front and side aspects. Fire place with fitted gas fire, surround & mantel over. TV & telephone points.

## Cinema Room

13' 6" x 10' 5" ( 4.11m x 3.17m )

Double glazed window to side aspect. Built in units with tops over. Projector, screen & surround sound system. Spotlights. Radiator.

Cont'd....



## Utility Room

10' 1" x 7' 9" ( 3.07m x 2.36m )

Double glazed window to side aspect. Range of soft close wall and base units with marble tops. Spotlights. Splashback tiling, Wall mounted gas fired boiler serving heating and hot water system. Tiled floor.

## Kitchen / Dining Room

26' 7" max x 18' 7" max ( 8.10m max x 5.66m max )

Generous size L shape room. Double glazed windows and doors overlooking and leading to rear garden & pool area. Comprising a comprehensive range of soft close wall and base units with marble tops and splash back tiling. Peninsula with stools. Double Belfast sink. Large slot in range master cooker. Further built in eye level steam oven. Space for appliances. Downlights to wall units. Two radiators. Door to Cloakroom. Tiled floor.

## Cloakroom

Built in cupboard for coats and shoes. Door to Cloakroom - modern fitted suite comprising low level wc & vanity unit with storage under and inset basin. Heated towel rail.

## First Floor Landing

With stairs rising from Entrance Hall up to a galleried landing with feature port hole window to the front. Loft access. Spotlights to skirting boards. Doors to Bedrooms & Family Bathroom.

## Bedroom One

13' 8" x 10' 9" ( 4.17m x 3.28m )

Double glazed patio doors to rear, opening onto balcony [shared with Bedroom Two] Radiator.

## En Suite

Obscure double glazed window to side. Suite comprising walk in shower cubicle, wash hand basin, bidet and low level wc. Tiled walls and floor. Extractor fan. Airing cupboard with hot water tank. Radiator. Spotlights.

## Bedroom Two

12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed patio doors to rear, opening onto balcony [shared with Bedroom One] Radiator. TV point. Blinds.

## Bedroom Three

11' 11" max x 10' 6" max ( 3.63m max x 3.20m max )

Double glazed window to front aspect. Radiator.

## Bedroom Four

11' max x 10' 6" max ( 3.35m max x 3.20m max )

Double glazed window to front aspect. Vanity wash hand basin with storage under. Radiator. Oak flooring.

## Family Bathroom

Obscure double glazed window to side. Suite comprising Jacuzzi style bath, shower cubicle with jets, vanity wash hand basin with storage under and low level wc. Heated towel rail. Tiled walls & floor. Spotlights.

## Pool Facilities Room

To the end of the garden, near the pool, is a detached building.

## Kitchen

Double glazed french doors to kitchen area, Comprising a range of base & wall units with marble tops. Inset sink and drainer unit. Built in electric oven. Inset gas hob. Built in coffee maker & microwave. Integrated fridge. Door to Shower Room & Sauna.

## Shower Room

Suite comprising shower cubicle & wash hand basin. Spotlights. Heated towel rail. Tiled walls. Tiled floor. Door to Cloakroom - low level wc.

## Sauna

Built in seating area / benches.

## Swimming Pool

Swimming pool with retractable cover.

## Front Garden

Enclosed by wall and electric gates lead to large driveway, carport and double garage. Selection of mature plants and shrubs. Path to front door. Gated access to side leads to rear garden.

## Rear Garden

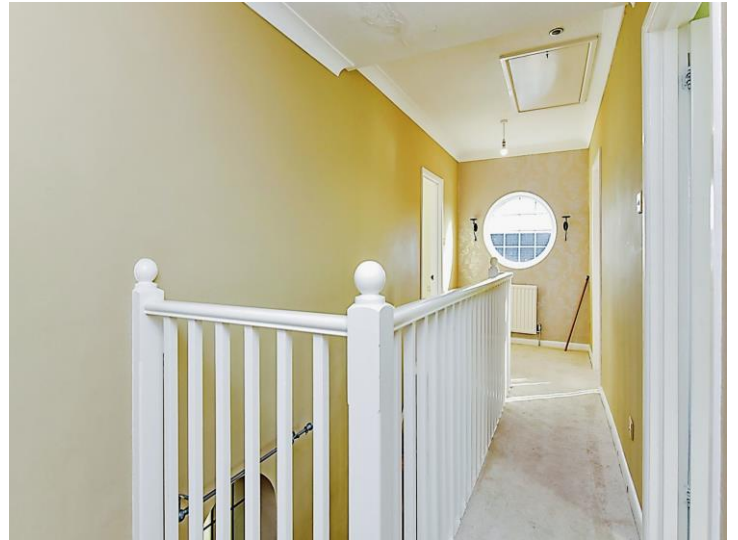
Generous rear garden comprising paved patio to the rear of the property, Pool area. Lawned bordering open countryside.

## Double Garage

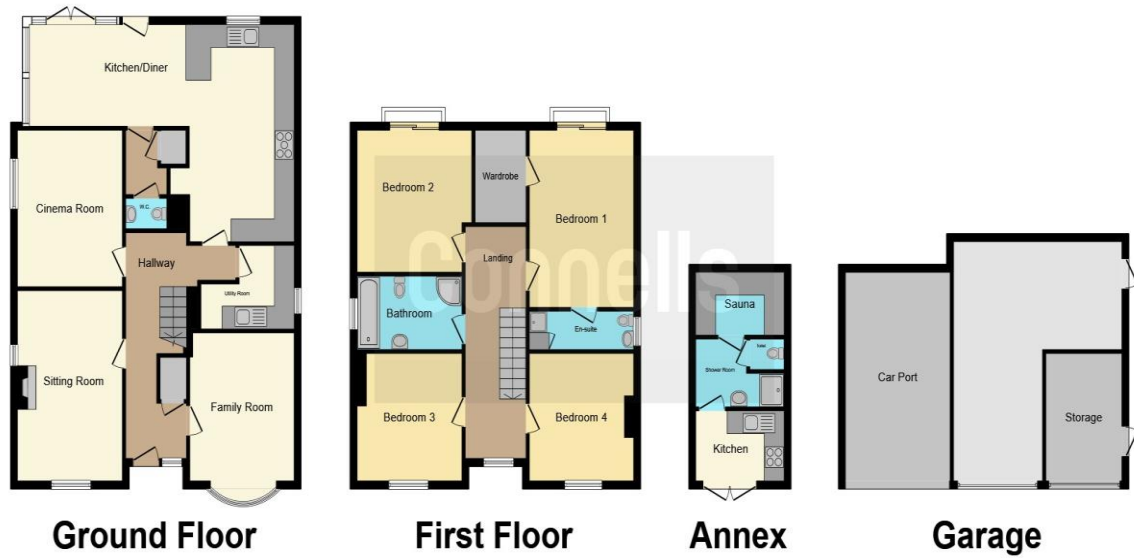
Access to double garage - housing pool maintenance room / controls & storage area. Two single up and over doors to front, Power and light. Carport to the side.

## Agents Note

The property benefits from privately owned solar panels. Not only does this system produce a large amount of electricity offsetting against bills, the property is also subject to an exclusive government backed scheme generating £3500-£4000 per year or £300-£350 per month in revenue for the future owners, paid quarterly. This tax free income is also tied to inflation with RPI so will increase over the coming years until 2035 when the scheme ends.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
 TROWBRIDGE BA14 8HA

Property Ref: TWB306513 - 0013

**Tenure:** Freehold

**EPC Rating:** D

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