



**The Ham, Westbury BA13 4HD**



**welcome to**

**The Ham, Westbury**

Welcome to The Ham, your dream home set on the edge of the historic town of Westbury! Stunning four-bed detached house with an additional one/two bed self-contained annex. Outside is a stunning rear garden, ample driveway parking and a double garage - NO CHAIN



## Main House

### Ground Floor

#### Entrance Hall

Entrance hall with stairs to the first floor.

Front door and frosted windows to the front. Wall lighting. Radiator.

#### Cloakroom

Ground floor cloakroom.

Double glazed frosted window to the front. WC. Wash hand basin. Radiator.

Tiled floor.

#### Kitchen/ Breakfast Room

18' 6" max x 10' 9" max ( 5.64m max x 3.28m max )

Large fitted kitchen/ breakfast room with access to separate utility room.

Double glazed window to the front. Sink and drainer. Wall and base units

with tiled countertops and splash back. Breakfast bar/ island. Four ring

electric hob. Integrated double oven and microwave. Fitted dishwasher,

Radiator. Tiled floor.

#### Utility Room

Separate utility room from the kitchen.

Double glazed window to the rear. Wall and base units. Sink and drainer.

Plumbing for washing machine. Space for dryer. Radiator. Tiled floor.

#### Dining Room

12' 6" x 11' 9" ( 3.81m x 3.58m )

Separate dining room with access into the lounge.

Double glazed window to the rear. Feature doors to the lounge. Radiator.

#### Lounge

31' 9" max x 14' max ( 9.68m max x 4.27m max )

Generously sized lounge with access into the rear conservatory.

Double glazed sliding doors to the rear. Double glazed window to the side.

Fitted entertainment cabinet (shelving and storage). TV point. Two radiators.

Gas feature fireplace. Stylish exposed brick walls.

#### Conservatory

Huge conservatory to the rear with garden access.

Half brick built. Two sets of double glazed doors to the garden. Tiled floor.

## First Floor

### Landing

Spacious landing with feature banister and internal access into the annex.

Double glazed window to the front. Wall lighting. Loft access. Radiator.

### Bedroom One

15' 9" max x 13' 9" max ( 4.80m max x 4.19m max )

Large master bedroom with access to en-suite facilities.

Double glazed window to the rear. Ample fitted wardrobes with overhead

storage. Radiator.

### En-Suite

En-suite shower room from the master bedroom.

Double glazed frosted window. WC. Wash hand basin. Shower cubicle.

Towel radiator. Tiled flooring.

### Bedroom Two

14' 3" max x 11' 9" max ( 4.34m max x 3.58m max )

Second double bedroom to the rear.

Two double glazed window to the rear. Ample fitted wardrobes with

overhead storage. Radiator.

### Family Bathroom One

Good sized first family bathroom.

Double glazed frosted windows to the front. WC. Jack and Jill wash hand

basin with storage beneath. Stylish bath tub. Tiled floor. Partially tiled walls.

Radiator.

### Bedroom Three

13' 8" max x 10' 6" max ( 4.17m max x 3.20m max )

Third double bedroom to the side.

Double glazed window to the side. Fitted wardrobes with overhead storage

and dressing area. Radiator.

### Bedroom Four

13' 8" max x 10' 7" max ( 4.17m max x 3.23m max )

Final double bedroom of the main house.

Double glazed window to the side. Fitted wardrobes with dressing area.

Radiator.

### Family Bathroom Two

Second family bathroom to the main house.

Double glazed frosted window to the front. WC. Wash hand basin with

storage beneath. Bath tub with shower over. Radiator. Partially tiled walls,

Tiled floor.

## Annex

### Ground Floor

#### Open Plan Living

30' max x 16' max ( 9.14m max x 4.88m max )

Lounge/Diner - Spacious lounge/dining area with access to the rear.

Glazed frosted door to the side. Double glazed sliding patio doors to the

rear. TV point. Radiator.

Kitchen - Double glazed window to the front. Wall and base units. Sink and

drainer. Fitted oven with four ring electric hob and extractor fan. Space for

undercounter appliances. Radiator.

### First Floor

#### Landing

Spacious landing with access to the annex first floor accommodation.

Loft access. Door and hall to the main house.

### Bedroom

13' 9" max x 9' 3" max ( 4.19m max x 2.82m max )

Spacious Double bedroom.

Double glazed window to the front. Fitted mirrored wardrobes. Radiator.

### Bathroom

Spacious bathroom.

Double glazed frosted window to the side. WC. Wash hand basin with

storage beneath. Corner bath tub. Shower cubicle. Radiator. Tiled walls.

### Dressing Area/ Office Space

12' 2" max x 10' 8" max ( 3.71m max x 3.25m max )

Spacious and open multi-functional area attached to the landing (Previously

used as a second bedroom).

Double glazed window to the front. Fitted mirrored wardrobes, Radiator.

Stairs down to the ground floor.

### Outside

#### Garden

Stunning enclosed rear garden with multiple levels.

Mature trees and bushes. Laid lawn. Patio dining area. Path leading down to

two lawns and summer house. Feature walls.

### Garage

Spacious double garage with up and over door, light and power.

### Parking

Stunning external porch with ample parking to the front.



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## The Ham, Westbury

- Four Bedroom Detached Property With A Self-Contained Annex.
- 360 Virtual Tour.
- NO ONWARD CHAIN.
- Stunning & Well Kept Rear Garden.
- Ample Driveway Parking & Double Garage.

Tenure: Freehold EPC Rating: C

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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