

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.





# welcome to

# 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.

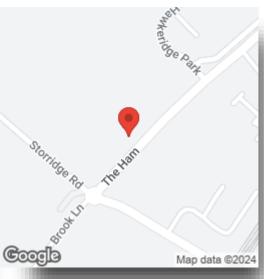
Tenure: Freehold EPC Rating: C

# £650,000









Please note the marker reflects the postcode not the actual property

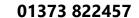
view this property online allenandharris.co.uk/Property/WST106301



Property Ref: WST106301 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







allen & harris

15A Warminster Road, WESTBURY, Wiltshire, **BA13 3PD** 





Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.