



The Ham, Westbury BA13 4HD

welcome to

The Ham, Westbury

Welcome to The Ham in Westbury, this stunning four-bedroom NO CHAIN home, offering a blend of modern luxury and classic charm. Benefiting from rear garden, solar panels, a pool and sauna, countryside views, gated driveway parking with double garage and car port and many many other features.



Ground Floor

Hallway

Spacious hallway into the home with stairs to the first floor. Front door. Storage cupboard. Sensor lights. Radiator. Wood flooring.

Lounge

16' 5" max x 10' 5" max (5.00m max x 3.17m max)
Stunning lounge with fireplace and high ceilings.
Double glazed window to the front and side. TV point. Built in storage. Radiator. Fireplace. Carpeted.

Cinema Room

13' 6" x 10' 4" (4.11m x 3.15m)
The home benefits from this luxurious cinema room.
Double glazed window to the side. Black wall with drop-down projector screen. Surround sound system. Radiator. Wood flooring.

Utility Room

Separate utility room with censored lights on approach. Double glazed window to the side. Wall and base units. Countertops. Belfast sink. Plumbing for washing machine. Space for dryer.

Kitchen/ Diner

26' 4" max x 18' 8" max (8.03m max x 5.69m max)
Generously sized kitchen/ diner with ample storage and stunning views of the rear garden.
Double glazed window to the rear and side. Double glazed French doors and single door to the rear. Wall and base units.
Island/breakfast bar. Belfast sink. Integrated fridge/freezer.
Rangemaster cooker and second integrated oven. Two radiators.

Storage/ Cloakroom

Large storage cupboard with integrated shelving attached to a linking hallway to the cloakroom.
Radiator in hallway. WC. Wash hand basin with storage beneath. Towel radiator.

Family Room

Additional family room to the front.
Double glazed bay window to the front. Radiator. Wood flooring.

First Floor

Landing

Wide landing attaching to all first floor areas.
Double glazed feature round window. Radiator. Loft access with ladder. Carpeted.

Bedroom One

15' 7" x 10' 9" (4.75m x 3.28m)
Stunning master bedroom with sliding doors to the balcony and access to en-suite facilities.
Double glazed sliding doors to the rear. Fitted walk in wardrobe. Radiator. Carpeted.

Balcony - Large balcony attaching to the master bedroom and bedroom two looking over the rear garden, pool, sauna and stunning countryside views.

En-Suite

Gorgeous master en-suite shower room.
Double glazed frosted window to the side. WC. Bidet. Wash hand basin. Fully tiled. Shower cubicle. Storage cupboard. Radiator.

Bedroom Two

Second double bedroom to the rear with balcony access.
Double glazed sliding doors to the balcony. Radiator.

Balcony - Large balcony attaching to the master bedroom and bedroom two looking over the rear garden, pool, sauna and stunning countryside views.

Bedroom Three

11' max x 10' 5" max (3.35m max x 3.17m max)
Third double bedroom to the front.
Double glazed window to the front. Wash hand basin with storage beneath. Wood flooring. Radiator.

Bathroom

Hi-spec luxurious family bathroom.
Double glazed frosted window to the side. WC. Wash hand basin. Jacuzzi bath tub with shower. Double shower cubicle. Towel radiator.

Bedroom Four

11' max x 10' 5" max (3.35m max x 3.17m max)
Final double bedroom to the front.
Double glazed window to the front. Wood flooring. Radiator.

Outside

Gardens

Front - Electric gated entrance to the front powered by fob. Mature trees and hedges. Grand front entrance porch.

Rear - Gorgeous rear grounds with side access, patio dining area, wall planters and steps down to the laid lawn, apple tree and hedging, raised planters. access to the double garage and storage, gated access to the swimming pool and sauna area, wood panel fencing and surrounding wall.

Sauna

Kitchen - Glazed doors into the kitchen area. Wall and base units. Sink and drainer. Integrated coffee machine and wine cooler. Integrated microwave and cooker with gas hob. Integrated dishwasher. Vertical radiator.

Changing Area - Storage cupboard. Seating area. Access to shower and separate WC with window to the side. Wash hand basin. Sauna controls.

Sauna - Luxurious fitted sauna fully tiled and tranquil lighting.

Garage

Double garage with storage area.

Parking

Ample driveway parking with carport/ covered storage and combi boiler.



view this property online allenandharris.co.uk/Property/WST107367



welcome to

The Ham, Westbury

- Four Bedroom NO CHAIN Detached Home.
- Private Gated Entrance.
- Solar Panels, Sauna & Swimming Pool.
- Ample Parking & Double Garage.
- Cinema Room.

Tenure: Freehold EPC Rating: D

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST107367



Property Ref:
WST107367 - 0004

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 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.


allen & harris



01373 822457



Westbury@allenandharris.co.uk



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



allenandharris.co.uk