





# 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"  $\times$  10' 9" ( 4.75m  $\times$  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.



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# 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



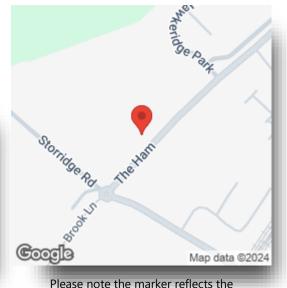


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postcode not the actual property

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