



**Studland Park, Westbury BA13 3HL**



**welcome to**

## **Studland Park, Westbury**

Placed on the hilltop of Studland Park, this impressive 4-bedroom detached home offers a well-maintained front garden and a large rear garden with breathtaking hilltop views. A private driveway offers convenient off-road parking.



## Ground Floor

### Entrance Hall

Main entrance to the property from the side. Entrance door to the side. Airing cupboard. Storage cupboard. Radiator.

### Kitchen/ Diner

8' 10" max x 16' 7" max ( 2.69m max x 5.05m max )  
Spacious kitchen/diner with access to the rear garden.  
Double glazed window to the side and rear. Door to the garden. Wall and base units. Sink and drainer. Space for white goods. Radiator. Ample dining space. Tiled flooring.

### Lounge

11' max x 19' 9" max ( 3.35m max x 6.02m max )  
Light and spacious lounge with stairs to the first floor.  
Double glazed window and patio doors to the rear. TV point. Radiator. Understair storage space.

### Bedroom Two

8' 11" max x 14' 2" max ( 2.72m max x 4.32m max )  
Second double bedroom located on the ground floor.  
Double glazed window to the front. Radiator.

### Bedroom Four

10' 11" x 8' 11" ( 3.33m x 2.72m )  
Final bedroom located on the ground floor.  
Double glazed window to the front. Radiator.

### Bathroom

Family bathroom located on the ground floor.  
Double glazed frosted window to the side. WC. Wash hand basin. Bath tub with shower over. Towel radiator. Fully tiled.

## First Floor

### Landing

Landing area with access to all first floor areas.

### Master Bedroom

10' x 16' 4" ( 3.05m x 4.98m )  
Spacious master bedroom to the first floor.  
Double glazed window to the rear. Radiator.

### Bedroom Three

9' 11" max x 12' 10" max ( 3.02m max x 3.91m max )  
Third double bedroom to the first floor.  
Double glazed window to the rear. Radiator.

## Outside

### Gardens

Front Garden - Laid lawn front garden with shrubs and bushes.

Rear Garden - Generously sized rear garden with stunning hill-top views, patio dining area, steps down to the laid lawn area, mature trees and bushes, wooden storage shed and wood panel fencing.

### Parking

Driveway parking with space for 2-3 vehicles.



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## Studland Park, Westbury

- NO CHAIN!!!
- Four Bedroom Detached Home.
- Hill-top Views.
- Flexible Accommodation.
- Driveway Parking, Front & Rear Garden.

Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WST106812 - 0004

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