



The Ham, Westbury BA13 4HF

welcome to

The Ham, Westbury

Introducing this beautifully characterful home on The Ham in the historic town of Westbury. This lovely family home offers three bedrooms with stunning original features throughout. Externally there is a generously sized rear garden backing onto a brook and to the front is parking for two.

Ground Floor

Entrance Hall

Welcoming entrance hall located at the front of the property, featuring a staircase leading to the first floor. The space is enhanced by elegant Victorian-style flooring, a central heating radiator, and front door.

Living Room

11' 3" max x 11' 2" max (3.43m max x 3.40m max)

A generously sized living room offering direct access to the separate dining room, creating a seamless flow between the two spaces. A large double-glazed bay window to the front allows natural light to flood through both rooms, enhancing the sense of space and brightness. Features include a TV point, charming fireplace and a radiator for comfort.

Dining Room

11' 10" max x 12' 2" max (3.61m max x 3.71m max)

A separate dining room accessible from both the entrance hall and the living room, offering a versatile layout ideal for entertaining or family meals. A double-glazed window to the rear provides natural light, while a feature fireplace adds character to the space. Additional benefits include useful understair storage and a radiator for year-round comfort.

Kitchen

8' 5" max x 8' 5" max (2.57m max x 2.57m max)

A practical fitted kitchen with direct access to the rear of the property via a side door. A double-glazed window to the side brings in natural light, complementing the range of wall and base units. The kitchen includes a sink with drainer, space for a cooker and fridge, and plumbing for a washing machine.

Bathroom

Located on the ground floor, the family bathroom features a double-glazed frosted window to the rear, a bath with shower over, a wash hand basin, and a radiator for added comfort. Adjacent to the bathroom is a separate WC, accessed via its own door, with a frosted window to the side and a low-level toilet.





First Floor

Landing

Landing area providing access to all first-floor rooms.

Loft Space

Fully boarded loft space, currently used as a hobby area.

Master Bedroom

14' 7" max x 11' 8" max (4.45m max x 3.56m max)

A spacious master bedroom situated at the front of the property, featuring two double-glazed windows that allow plenty of natural light. The room includes a chimney breast, adding character, along with a radiator.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.84m)

A comfortable second bedroom located at the rear of the property, featuring a double-glazed window that provides natural light and a radiator for added warmth.

Bedroom Three

13' 9" max x 7' 11" max (4.19m max x 2.41m max)

A well-proportioned third bedroom located at the rear of the property. It features a double-glazed window, radiator, and an airing cupboard providing useful storage.



Outside

Garden

A long, beautifully maintained rear garden stretching down to a peaceful brook that marks the rear boundary. The garden features mature planting, a variety of trees including fruit trees, and a well-kept lawn. A pergola adds charm and character, while fencing on both sides ensures privacy. Additional features include a wooden shed and a greenhouse, ideal for gardening enthusiasts. The garden also benefits from scenic views of the iconic Westbury White Horse, adding a unique and picturesque backdrop.

Parking

Located at the front of the property, the driveway provides off-road parking for two vehicles.



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welcome to

The Ham, Westbury

- Three Bedroom Family Home.
- Character Features.
- Spacious Living Area.
- Long Rear Garden With Stunning Views.
- Parking For Two Vehicles.

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£250,000



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