



Church Street, Westbury BA13 3BZ

welcome to

Church Street, Westbury

A charming Grade II listed Edwardian cottage on Church Street offering character and spacious living. It includes a cosy lounge, dining room, kitchen, two bedrooms (including a large master), a family bathroom, and a bright loft room. Outside, there are front and rear gardens with on-street parking.

Ground Floor

Entrance Hall

A welcoming entrance hall featuring elegant flagstone flooring and a staircase leading to the first floor. A rear door provides access to the garden, while a radiator ensures warmth and comfort throughout the space.

Living Room

13' 5" max x 12' 11" max (4.09m max x 3.94m max)

A charming space featuring a double-glazed sash window to the front, allowing plenty of natural light. The focal point is a log burner set within a stone feature fireplace, perfect for cosy evenings. Additional features include a radiator and newly laid carpet for warmth and a TV point for convenience.

Dining Room

12' 2" max x 13' 7" max (3.71m max x 4.14m max)

A charming space featuring a stunning period fireplace as its focal point, complemented by a radiator for comfort. The room also benefits from new carpets, a sash window, a deep storage/utility cupboard, offering practical functionality without compromising character.

Kitchen

15' 10" max x 6' 1" max (4.83m max x 1.85m max)

Newly fitted in 2025, this stylish and modern kitchen is accessed via steps down from the dining room and features two rear-facing windows that fill the space with natural light. A side door provides direct access to the garden. The kitchen is well-equipped with a range of wall and base units, integrated appliances including an oven, microwave, fridge/freezer, dishwasher, and a 5-ring ceramic hob. A newly installed boiler ensures efficient heating, complemented by a radiator for added comfort.

First Floor

Landing

The landing provides access to the all first floor areas as well as stairs to the additional loft room.

Master Bedroom

16' 10" max x 12' 11" max (5.13m max x 3.94m max)

A generously sized double bedroom featuring a classic sash window to the front. The room includes a built-in storage cupboard, an ornate feature fireplace adding character, a radiator for comfort, and newly fitted carpets for a fresh, modern finish.

Bedroom Two

11' 4" max x 6' 11" max (3.45m max x 2.11m max)

A comfortable double bedroom featuring a sash window overlooking the rear of the property. Character is added by an ornate feature fireplace, while a radiator provides warmth and newly fitted carpets complete the fresh, inviting feel.

Bathroom

A beautifully styled bathroom featuring a frosted rear window for privacy and natural light. It includes a WC, an ornate wash hand basin, a classic claw-foot bathtub, a spacious double walk-in shower cubicle and a radiator. The space is enhanced by elegant wooden wall panelling and striking blue and white tiled flooring, creating a timeless and inviting atmosphere.





Second Floor

Loft Room

15' 7" max x 13' 6" max (4.75m max x 4.11m max)

A spacious and versatile loft room accessed via stairs from the landing, offering reduced ceiling height but plenty of charm. The room features a Velux window that brings in natural light, newly fitted carpets, and ornate detailing on one wall, adding character to this multi-functional space.



Outside

Garden

Front - A welcoming gated front patio offering a charming approach to the property, complete with steps leading up to the front door. The space provides a practical area for bin storage while maintaining a neat and tidy appearance, ideal for low-maintenance outdoor living.

Rear - A beautifully maintained outdoor space featuring a paved patio area, perfect for alfresco dining and entertaining. Beyond the patio lies a neatly laid lawn bordered by mature trees and well-established planting beds, offering both privacy and greenery. Enclosed by a wall to the side and rear, the garden provides a peaceful and secure setting ideal for relaxing or hosting guests.



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welcome to

Church Street, Westbury

- NO CHAIN!!!
- Three Bedroom Character Property
- Newly Decorated
- Newly Fitted Kitchen
- Front & Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£280,000



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Property Ref:
WST103904 - 0004

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allen & harris



01373 822457



Westbury@allenandharris.co.uk



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



allenandharris.co.uk