



Wrights
01225 755553

Hawkeridge Park, Westbury, Wiltshire, BA13 4HJ

£425,000

This exceptionally spacious five/six bedroom detached property offers fantastic flexible living accommodation, with four reception rooms, a utility room and pantry, ground floor shower room and kitchen/breakfast room on the ground floor. Upstairs are five/six bedrooms and a spacious family bathroom. Further features include driveway parking for several vehicles, a large rear garden with stunning countryside views, gas central heating, PVCu double glazing and solar panels.

A viewing is highly recommended in order to fully appreciate the potential of this property!

Situation

The property is situated on the outskirts of Westbury, with stunning countryside views to the rear. Westbury railway station is within easy reach, offering a rail service to Bath Spa, Bristol Temple Meads, Swindon and direct to London Paddington. Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset. The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.



**Exceptionally spacious
5/6 bedroom detached
property**

**Flexible living
accommodation**

**Four reception rooms
Utility room and Pantry**

**Ground floor shower
room**

**Gas central heating
PVCu double glazing
Driveway parking for
several vehicles
Large enclosed garden
with stunning
countryside views to the
rear
Solar Panels**



The property comprises

Ground Floor

Entrance Porch

With PVCu front door and obscured PVCu double glazed window to the front.

Hallway

With radiator and stairs to the first floor with storage cupboard under.

Study

7' 5" x 15' 6" (2.27m x 4.73m)

With radiator, inset ceiling spotlights and PVCu double glazed window to the front.

Lounge

13' 8" x 14' 8" (4.16m x 4.47m)

With radiator and PVCu double glazed window to the front. Archway into...

Dining Room

10' 6" x 8' 8" (3.21m x 2.65m)

With radiator and double doors opening into the family room.

Family Room

10' 7" x 11' 1" (3.23m x 3.38m)

With radiator and PVCu double glazed french doors opening onto the rear garden.

Kitchen

9' 10" x 11' 5" (2.99m x 3.49m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drainage unit, space for range cooker with extractor hood over, space for dishwasher and PVCu double glazed window to the rear. Open plan into...

Breakfast Room *9' 9" x 10' 2" (2.96m x 3.10m)*

With wood laminate flooring, radiator and larder cupboard.

Utility

With tiled flooring, space for washing machine and tumble drier with worktop over, space for fridge/freezer, wall mounted gas boiler, radiator, obscured PVCu double glazed window to the side and PVCu door to the side.

Pantry *7' 0" x 6' 11" (2.14m x 2.12m)*

Currently used as a Pantry, this room would also make an excellent additional Study.

Shower Room

With tiled flooring, white suite comprising shower enclosure with electric shower, hand basin with vanity unit and W.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

First Floor

Landing

With linen cupboard, loft hatch (the main loft is boarded with a light and pull-down ladder) and PVCu double glazed window to the side.

Bedroom 1 *11' 10" x 11' 5" (3.61m x 3.47m)*

With radiator and PVCu double glazed window to the front.

Bedroom 2 *11' 11" x 8' 8" (3.63m x 2.63m)*

With radiator, built in wardrobes and PVCu double glazed window to the side.

Bedroom 3 *10' 10" x 11' 1" (3.30m x 3.38m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 4 *8' 10" x 11' 2" (2.70m x 3.41m)*

With radiator and PVCu double glazed window to the rear. Archway into Bedroom 5.

Bedroom 5 *7' 10" x 11' 1" (2.39m x 3.38m)*

With radiator, hand basin with vanity unit and PVCu double glazed window to the rear. Archway into bedroom 4.

Bedroom 6 *7' 10" x 8' 5" (2.40m x 2.57m)*

With radiator and PVCu double glazed window to the front.

Family Bathroom *13' 0" x 5' 9" (3.96m x 1.75m)*

With white suite comprising bath with shower attachment, low level W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front

Driveway parking for several vehicles. Gate providing side access to the rear garden.

To the rear

The generous and private enclosed rear garden offers stunning countryside views from the spacious raised patio. Steps lead down to an area laid to lawn, with a further patio seating area and two garden sheds. A side path provides gates access to the front of the property.

Council tax

The property is currently in council tax band D.

Tenure

The property is sold as Freehold

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

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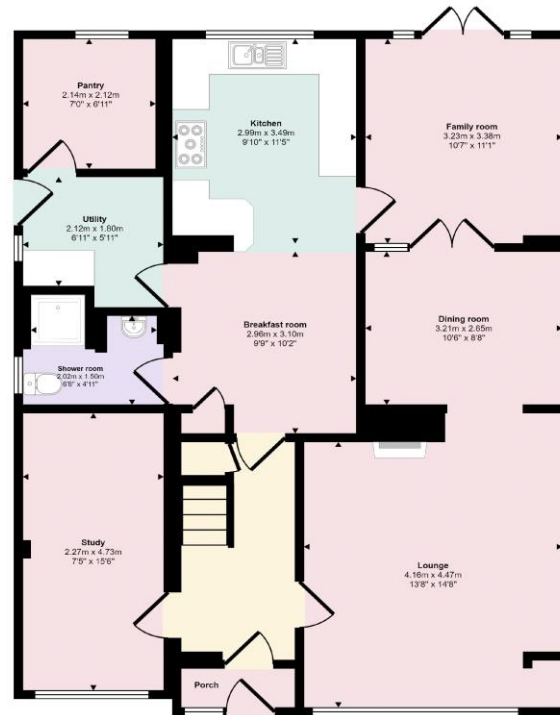


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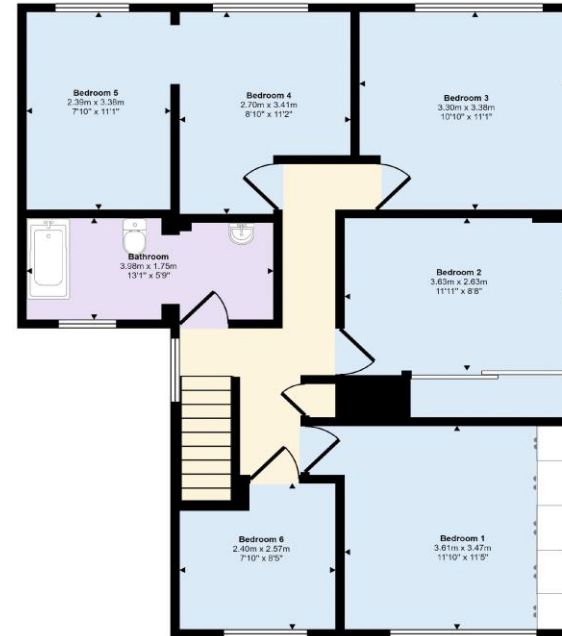
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Approx Gross Internal Area
177 sq m / 1902 sq ft

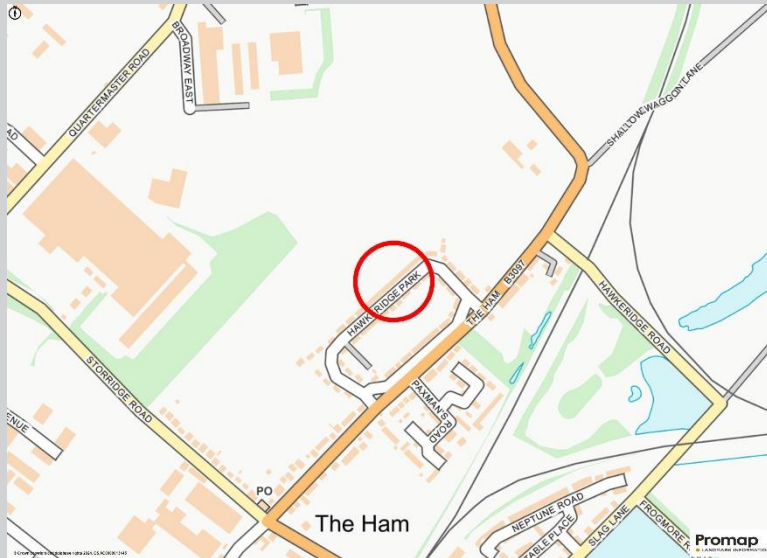


Ground Floor
Approx 98 sq m / 1053 sq ft



First Floor
Approx 79 sq m / 849 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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