



**Wrights**  
01225 755553

Holly Tree Cottage, 52 Westbury Leigh, Westbury, Wiltshire, BA13 3SQ

£325,000

## Situation

The property is located within the popular Westbury Leigh area on the outskirts of the town.

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 a range of primary and secondary schools, churches, doctors, dentist surgeries, supermarkets and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.

Westbury railway station is also within easy reach, offering a rail service to Bath Spa, Bristol Temple Meads, Swindon and direct to London Paddington.



**Beautifully refurbished character property**

**Three spacious bedrooms and an additional loft room**

**Fireplace with cast iron stove**

**Exposed timber beams**

**Two spacious reception rooms**

**Brand new kitchen and utility room**

**Contemporary newly fitted ground floor shower room**

**First floor bathroom**

**Generous rear garden**

**No onward chain**





This beautifully refurbished cottage seamlessly blends character and contemporary living. Boasting three generous bedrooms plus an additional loft room, the property offers ample space for families.

The property offers many period features including exposed timber beams and an original cast iron fireplace range. Two spacious reception rooms provide versatile living areas, complemented by a brand new contemporary kitchen and utility room.

Additional highlights include a stylish ground floor shower room, first floor bathroom, gas central heating and PVCu double glazing. Outside, a generous rear garden offers the perfect setting for relaxation or outdoor entertaining. Offered for sale with no onward chain.

### The property comprises

#### Ground Floor

##### Entrance Hall

With PVCu front door and stairs to the first floor.

##### Lounge 13' 11" x 13' 8" (4.23m x 4.17m)

With two radiators, fireplace with original cast iron feature range, built in storage cupboards, inset ceiling spotlights and PVCu double glazed window to the front.

##### Dining Room 15' 11" x 8' 3" (4.86m x 2.51m)

With radiator, feature fireplace with brick surround, inset ceiling spotlights and PVCu French doors opening onto the rear garden.

##### Kitchen 8' 7" x 13' 0" (2.62m x 3.95m)

With a range of new fitted eye level and base units, wood worktops over, integrated electric oven and ceramic hob with extractor hood over, radiator, inset ceiling spotlights and two PVCu double glazed windows to the side.

##### Utility room 5' 7" x 8' 0" (1.69m x 2.44m)

With a range of new fitted eye level and base units, wood worktops over, inset sink/drain unit, wall mounted gas boiler, radiator and PVCu double glazed window to the side.

##### Shower Room

With newly fitted white suite comprising shower enclosure with mains rainfall shower, hand basin with vanity unit and W.C, radiator and obscured PVCu double glazed window to the side.

## First Floor

### Landing

With small storage cupboard and cupboard housing hot water cylinder.

### Bedroom 1 *9' 1" x 13' 4" (2.77m x 4.07m)*

With exposed timber beams and feature brick wall, radiator and PVCu double glazed window to the rear.

### Bedroom 2 *16' 10" x 10' 11" (5.12m x 3.34m) max*

With radiator, feature brick wall and two PVCu double glazed windows to the front.

### Bedroom 3 *8' 11" x 8' 4" (2.71m x 2.53m)*

With radiator and PVCu double glazed window to the rear.

### Bathroom

With white suite comprising bath, hand basin and W.C, heated towel rail and obscured PVCu double glazed window to the side.

## Second floor

### Loft room *17' 0" x 13' 2" (5.19m x 4.02m) max*

Spacious room with radiator, built in storage, inset ceiling spotlights and PVCu double glazed windows to the front and rear.

## Externally

### To the front

The property is set back from the road with a front garden laid to lawn and path to the front door.

### To the rear

The property enjoys a generous, enclosed rear garden, thoughtfully landscaped with lawn, gravel, and patio areas - ideal for relaxing, entertaining, or family enjoyment.

### Council tax

The property is in council tax band B.

### 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.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEM MORTGAGES**

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553





**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553





**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553



EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEMMA MORTGAGES**

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST

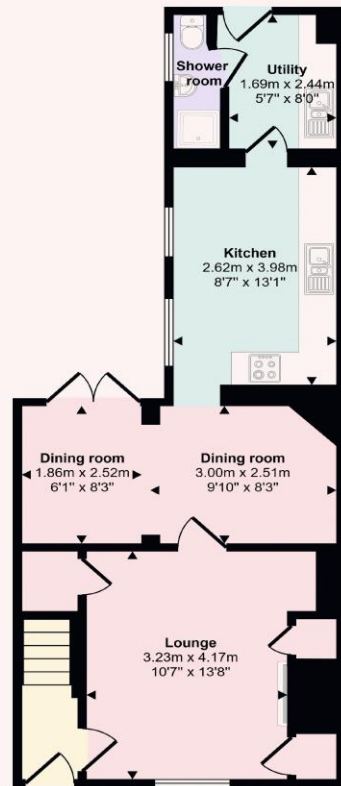


**Wrights**  
01225 755553

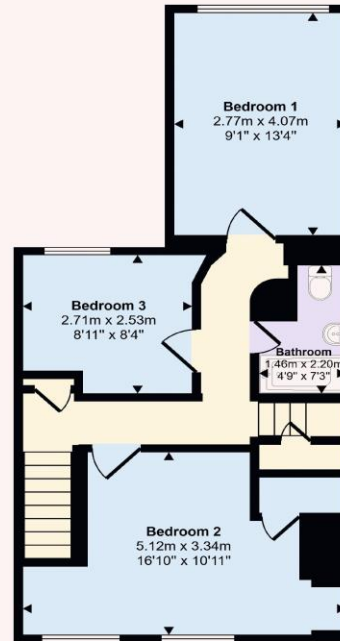
[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553

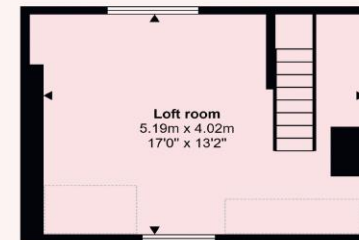
Approx Gross Internal Area  
124 sq m / 1334 sq ft



Ground Floor  
Approx 54 sq m / 584 sq ft



First Floor  
Approx 48 sq m / 515 sq ft

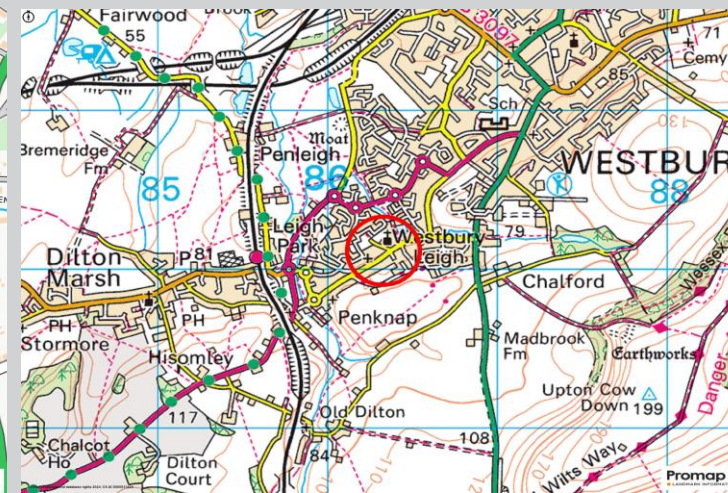
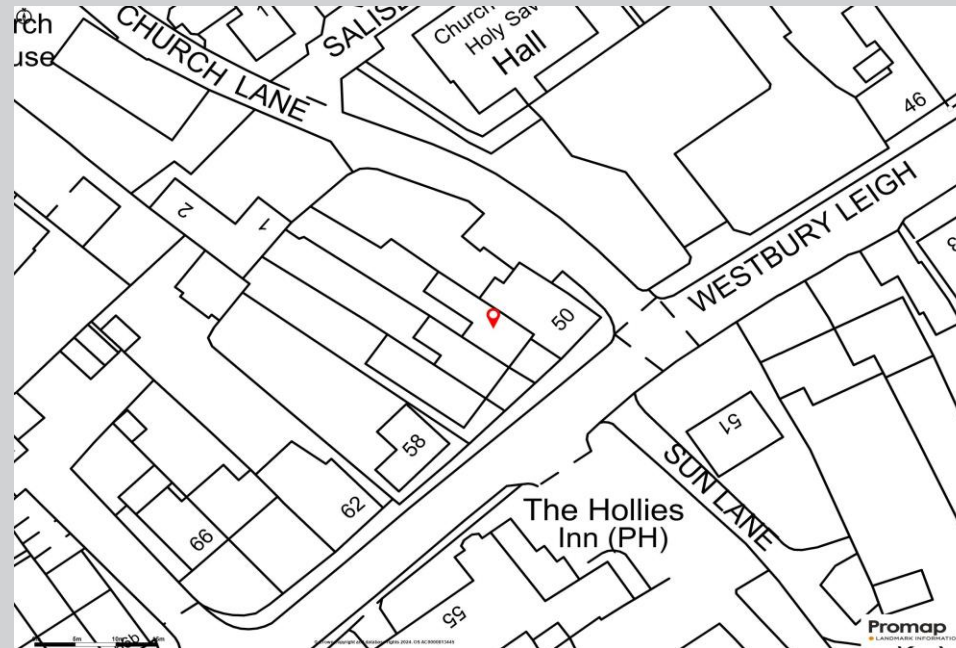


Second Floor  
Approx 22 sq m / 234 sq ft

Denotes head height below 1.5m

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.







01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

## Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.