

TOWN&COUNTRY
ESTATES



Warminster Road, Westbury, Wiltshire BA13 3PP

£499,000

LOCATION

The town of Westbury has main road links to the towns of Warminster and Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north. Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath and Bristol. The railway station at Westbury is a major transport hub, offering direct links to Bath (25 minutes), Bristol (45 minutes), the South West and London Paddington (1 hour and 28 minutes).

DESCRIPTION

Town & Country Estates are delighted to present this elegant late Victorian four-bedroom attached period home, brimming with character and charm. Retaining many original features. A welcoming entrance hall with beautiful period tiled flooring leads to a bright and spacious living room, a cozy sitting room and a well-appointed fitted kitchen/diner that is perfect for both entertaining and everyday meals. A large utility room and a convenient downstairs cloakroom add to the home's practicality.

The first floor offers four generous bedrooms, all served by a well-appointed family bathroom and an additional first-floor cloakroom. The property benefits from gas central heating, ensuring warmth and efficiency throughout the year.

Outside, the home is surrounded by front, side, and rear gardens, creating a peaceful and private setting. A driveway provides ample off-road parking, complemented by a detached garage offering additional storage or workshop space.

This character-filled home offers a rare opportunity to own a piece of history while enjoying modern-day comforts. Viewing is highly recommended.

ENTRANCE PORCH

In the entrance Porch there is tiled flooring, radiator, leaded stained glass window and a solid wood door with stain glass windows leading to the entrance hall.

ENTRANCE HALL

The entrance hall has stairs to first floor and with under stairs cupboard, radiator, period tiled flooring.

LIVING ROOM

17'8" x 17'6"

This grand living room has sash bay windows to the front, a UPVC double glazed sash bay window to the side, exposed wood flooring and a multi fuel burning stove set on a slate hearth.

SITTING ROOM

11'9" x 10'9"

The second reception room has a tiled fireplace with decorative surround, exposed wood flooring, radiator and UPVC double glazed sash window.

KITCHEN/DINER

20'11" x 16'0"

Providing a fantastic entertaining or family space this large kitchen/diner has a composite door to the front, two sash windows, a matching range of wall base and drawer units with granite work surfaces, Belfast sink, range cooker with extractor over, space for washing machine, integrated dish washer, space for American style fridge/freezer, a large dining area with UPVC French doors leading to a private patio area, door to W.C, door to utility room and door to the entrance hall.

CLOAKROOM

The downstairs cloakroom has a corner close couple W.C, corner wash hand basin and a Worcester gas combination boiler.

UTILITY ROOM

Currently being used as a storage space and utility room this versatile and large space could also be used as an additional bedroom, office space or playroom.



FIRST FLOOR LANDING

The first floor landing give access to all rooms and has a radiator, UPVC double glazed window and hatch to loft space.

BEDROOM ONE

16'4" x 9'9"

Bedroom one has exposed solid wood flooring, radiator, two UPVC double glazed sash windows and a door leading to the Ensuite shower room.

EN-SUITE

The ensuite has a corner close coupled W.C, pedestal wash hand basin, walk in enclosed mains fed shower, chrome heated towel rail and an obscured UPVC double glazed sash window.

BEDROOM TWO

17'1" x 10'8"

Bedroom two is a large and light bedroom and has two UPVC double glazed sash windows to the front and radiator.

BEDROOM THREE

12'0" x 10'9"

The third double bedroom has a UPVC double glazed sash window, radiator and alcove shelving.

BEDROOM FOUR

9'11" x 6'5"

The fourth bedroom as a UPVC double glazed sash window and radiator.

BATHROOM

9'0" x 8'9"

The family bathroom has a roll top bath on claw feet, a mains fed walk in shower, pedestal wash hand basin, radiator with chrome towel rail and obscured UPVC double glazed sash window.

CLOAKROOM

There is a window, radiator and low level W.C

EXTERIOR

GARDEN

The large and enclosed front garden is mainly laid to lawn with various trees and and shrubs. There is a block paved path through the garden from the front gate leading to the property.

REAR COURTYARD

The rear courtyard is a fantastic outside dining or entertaining area and has recently been block paved.

GARAGE

The large brick built garage has a pitched tiled roof, three windows to the side, door to the side, power, light and door to the front.

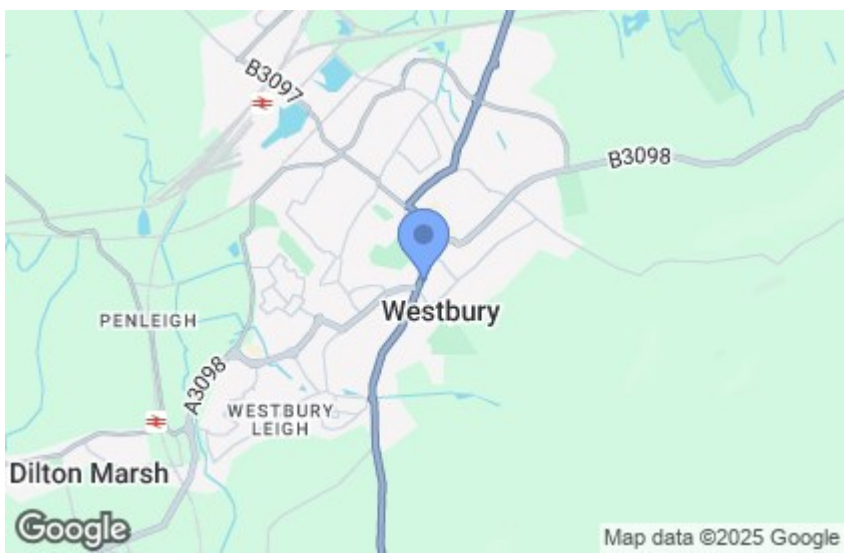
PARKING

There is private, allocated parking for three cars.

ADDITIONAL INFORMATION

Various windows in the property have been replaced and upgraded in 2021.

Council Tax Band - C







GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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GROUND FLOOR

1ST FLOOR



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