

TOWN&COUNTRY
ESTATES



Laverton Green, Westbury, Wiltshire BA13 3RP

Offers Over £400,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, Library, Sports Centre, Schools, Churches, Doctors and Dentist Surgeries, Post Office and the oldest swimming pool in the Country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car it takes approximately one hour to Salisbury, Bristol and Swindon making it very desirable for commuters.

DESCRIPTION

NO ONWARD CHAIN - Occupying an elevated position at the head of a sought after crescent road, overlooking a central green, this deceptively spacious home has much to offer! The versatile and flexible living accommodation once provided a two bedroom annex, which could quite easily be returned, should the new buyer require this benefit. The current accommodation comprises an entrance hall, dual aspect lounge, kitchen/dining room, garden room/utility, additional reception room/formal dining room, conservatory, cloakroom toilet, master bedroom with dressing room/ensuite, three additional bedrooms, bathroom and a modern shower room. Further benefits include uPVC double glazing, driveway parking, garage and mature gardens.

ENTRANCE HALL

You enter the property through a uPVC entrance door, the entrance hall has original parquet flooring, telephone point, radiator, stairs to the first floor landing and doors to the lounge, kitchen/dining room and cloakroom toilet.

LOUNGE

18'8" x 11'1"

The dual aspect has uPVC double glazed windows to the front and rear, a feature fireplace with wooden mantle and inset lighting creates a focal point to the room, there is a TV point and original parquet flooring.

KITCHEN/BREAKFAST ROOM

21'11" x 11'5"

There are uPVC double glazed windows to the front and rear, a range of matching base and wall units with rolled top worksurfaces, double bowl inset sink unit with chrome mixer tap, a Belfast sink with chrome mixer tap and tiled splashbacks, a range style cooker with extractor and light over, space for appliances, wood effect flooring, a uPVC double glazed door to the garden room and a door to the formal dining room.

GARDEN ROOM/UTILITY

12'5" x 7'10"

Replaced in circa 2022, this uPVC double glazed room is a fantastic place to appreciate the garden, there is attractive flooring, uPVC double glazed French doors to the patio and also a 'utility area', with plumbing for a washing machine and space for a tumble dryer.

DINING ROOM

15'8" x 13'1" max

This large reception room would make the ideal formal dining room but was previously the living room, when this room was used as an annex. The room has an obscure glazed panel to the front (this used to be front door access to the annex), radiators, stairs to the rear landing and French doors to the conservatory.

CONSERVATORY

11'9" x 11'1"

Another great place to enjoy the garden, the conservatory has uPVC double glazed windows, dwarf wall with glass stones and feature lighting, ceramic tiled flooring and uPVC double glazed French doors to the rear garden.

CLOAKROOM

With an obscure uPVC double glazed window to the side, pedestal basin, closed couple WC, radiator, tiled walls and a storage cupboard.

FIRST FLOOR LANDING

There is a uPVC double glazed window to the side, access to the loft, doors to the modern shower room, airing cupboard and bedrooms one, three and four.



BEDROOM ONE

13'1" x 9'10"

Bedroom one has a uPVC double glazed window to the rear, wardrobe recess, radiator and obscure glazed double doors to the dressing room/ensuite.

DRESSING ROOM/ENSUITE

11'1" x 8'6"

This was once the second bedroom to the annex but now forms a brilliant addition to the master bedroom as a dressing room/ensuite. There is a uPVC double glazed window to the front, walk-in shower cubicle with electric shower over, built in vanity unit providing storage, an inset dual flush WC and basin with chrome mixer tap, a chrome heated towel rail and a door to the rear landing.

BEDROOM THREE

10'9" x 9'10"

There is a uPVC double glazed window to the rear and a radiator.

BEDROOM FOUR

8'6" x 8'6" max

Has a uPVC double glazed window to the front and a radiator.

SHOWER ROOM

The modern and very well presented shower room has an obscure uPVC double glazed window to the front, walk-in shower cubicle with main shower and glazed screen, dual flush WC, a wall hung vanity unit with storage drawer and inset basin with chrome mixer tap, a chrome heated towel rail, inset ceiling spotlights and attractive tiled walls.

REAR LANDING

Accessed from the dining room, the rear landing has a uPVC double glazed window to the side and doors to bedroom two, the bathroom and dressing room/ensuite for the master bedroom. This used to be the landing to the bedrooms and bathroom of the annex.

BEDROOM TWO

10'2" x 9'10"

There is a uPVC double glazed window to the rear, built in wardrobes and a radiator.

BATHROOM

The bathroom has an obscure uPVC double glazed window to the front aspect, a panelled bath with electric shower over and glazed screen, pedestal basin, close couple WC and radiator.

EXTERIOR

FRONT

A drive provides off road parking for two vehicles and leads to the front of the property and garage. The front garden has a lawn and a range of mature planted borders. Gated access leads to the rear garden.

REAR GARDEN

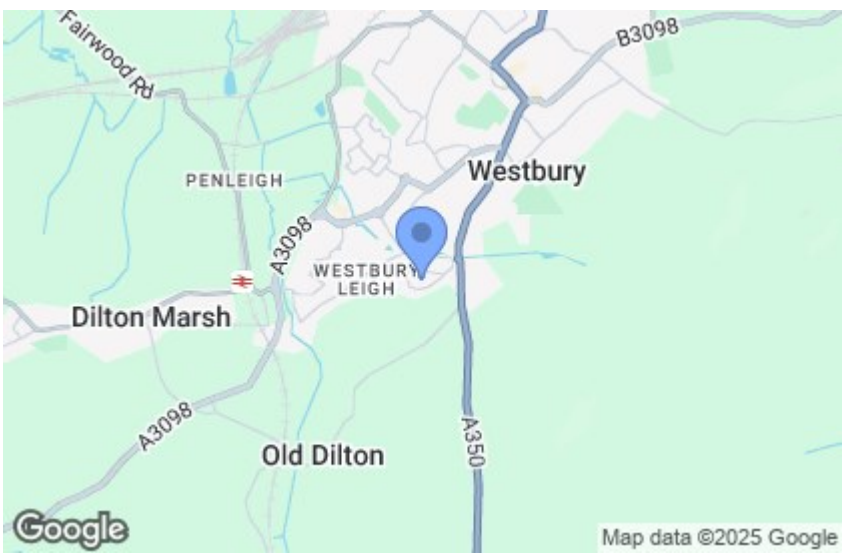
The private and enclosed rear garden has a paved patio immediately from the rear of the house, with outside tap and rear door to the garage. The garden raises up with graveled steps leading to the lawn and well kept borders, with a range of mature plants, trees and shrubs.

GARAGE

There is an up and over door to the front, power, light and door to the rear garden.

ADDITIONAL INFORMATION

Council Tax Band - E







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.9 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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