

TOWN&COUNTRY
ESTATES



The Gables, Caspian Gardens, Westbury, Wiltshire BA13 3GP

£525,000

LOCATION

The Becks Mill development is situated adjacent to the community of Leigh Park, where local amenities include the well regarded Westbury Leigh Primary School, a modern medical centre, convenience store and community centre. A number of play parks and landscaped open spaces are linked by public footpaths, which make this a lovely family friendly area.

Leigh Park also benefits from being within walking distance of Westbury town centre and both Dilton Marsh and Westbury Railway Stations, which connect to the cities of Bath and Salisbury.

Bristol, Swindon and London are also easily commutable by train or car, which make the area a very popular location for all types of buyers.

DESCRIPTION

Welcome to 'The Gables', an executive five double bedroom detached family home, occupying an enviable position within a small, sought after cul-de-sac, on the cusp of the picturesque Mill pond. This immaculate residence offers space in abundance, with flexible living accommodation throughout. The spacious ground floor comprises an entrance hall, dual aspect living room, large kitchen/dining/family room which really is the hub of this family home, a snug/playroom, study and cloakroom toilet. Upstairs, there are five double bedrooms, two ensuite shower rooms and a family bathroom. Further benefits include gas central heating, uPVC double glazing, landscaped gardens, a detached double garage and driveway parking for up to six cars. A viewing is recommended to fully appreciate this homes plentiful space and fantastic location.

ENTRANCE HALL

You enter the property through a uPVC double glazed entrance door into the large and welcoming entrance hall, with a radiator, wood effect flooring, thermostat heating controls, stairs to the first floor and doors to the living room, kitchen/dining/family room, snug, cloakroom toilet and under stairs storage cupboard.

LIVING ROOM

The dual aspect living room has a uPVC double glazed window to the side and uPVC double glazed French doors opening to the rear garden, stone fireplace with inset electric fire, wood effect flooring and a radiator.

KITCHEN/DINING/FAMILY ROOM

This fantastic space is ideal for entertaining and forms the hub of this family home. dining area, french upvc double glazed doors to rear with upvc double glazed window to either side.

KITCHEN AREA

There is a uPVC double glazed window to the rear, a range of matching base and wall units, stone worksurfaces with matching upstands, 1 1/2 bowl inset sink with chrome mixer tap, a large central island which really extends the worktop space and storage, a range cooker with inset gas hob and extractor with light over, dishwasher (included in sale), water softener, ceramic tiled flooring with underfloor heating and a doorway to the the utility room. The kitchen opens directly into the dining/family area.

DINING/FAMILY AREA

With space for a dining table and sofa, this area has two uPVC double glazed windows and French doors to the rear garden and ceramic tiled flooring with underfloor heating continued from the kitchen.

UTILITY ROOM

With a glazed door to the garden, larder cupboard, plumbing for a washing machine, space for a fridge/freezer and a wall mounted Viessmann boiler.

SNUG

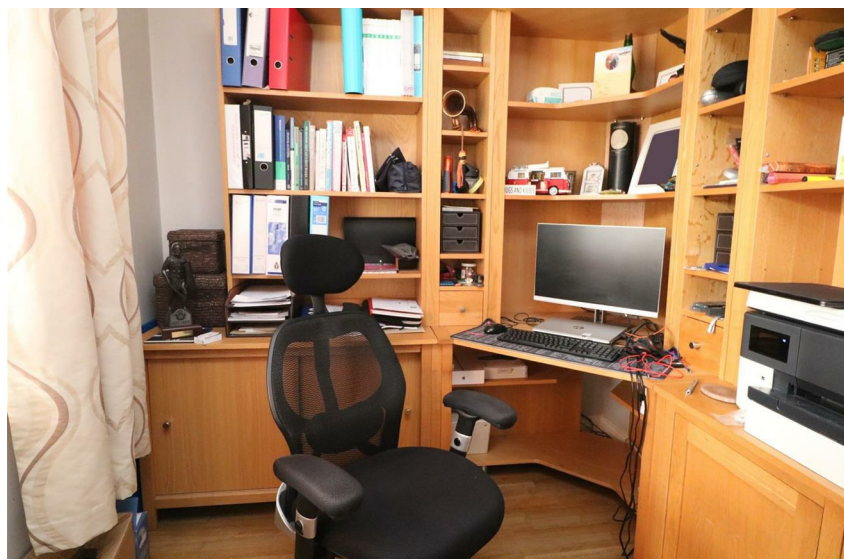
This versatile room is currently used as a second sitting room but has also been a childs playroom and formal dining space. There is a uPVC double glazed window to the front, radiator and wood effect flooring.

STUDY

The useful study has a uPVC double glazed window to the front, radiator and wood effect flooring.

CLOAKROOM

With an obscure uPVC double glazed window to the side, dual flush WC, wall hung basin, wood effect flooring and a radiator.



FIRST FLOOR LANDING

The spacious galleried landing, has access to the loft, thermostat heating controls, double doors to a large airing cupboard and doors to all five bedrooms and the family bathroom.

MASTER BEDROOM

The good size principal bedroom has uPVC double glazed windows to the front and side, built-in wardrobes providing plentiful storage, a radiator and door to the ensuite shower room.

MASTER ENSUITE

The modern ensuite has an obscure uPVC double glazed obscure window to the side, a walk-in shower with rainfall effect shower head, hand shower attachment and decorative storage niches, vanity unit with inset basin and WC, wall mounted storage cabinet, shaving socket, inset ceiling spotlights, chrome heated towel rail, extractor fan and attractive tiled splashbacks.

BEDROOM TWO

Bedroom two has a uPVC double glazed window to the rear, a range of built-in bedroom furniture and wardrobes, a radiator and door to the ensuite.

ENSUITE

The second ensuite has an obscure uPVC double glazed window to the side, a shower cubicle with mains shower, pedestal basin with chrome tap, dual flush WC, chrome heated towel rail, inset ceiling spotlights and extractor.

BEDROOM THREE

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

BEDROOM FOUR

Bedroom four has a uPVC double glazed window to the front and a radiator.

BEDROOM FIVE

The fifth double bedroom has a uPVC double glazed window to the front and a radiator.

FAMILY BATHROOM

The family bathroom has an obscure uPVC double glazed window to the rear, panelled bath with shower over and glazed screen, dual flush WC, pedestal basin, chrome heated towel rail, tiled splashbacks and an extractor.

EXTERIOR

FRONT

Really setting the tone for this home, the landscaped front garden offers a wealth of kerb appeal. Mainly laid to lawn with attractive and well kept planted borders, a block paved drive to the side provides off road parking for up to six cars, a gate leads to the rear garden and a paved path provides access to the front door with large porch over and outside light.

REAR GARDEN

Enclosed to all boundaries, the landscaped rear garden offers a low maintenance and attractive outside space to entertain or simply relax and unwind. There is a paved patio, well kept raised planted borders, artificial lawn, wooden pergola, gate to a secluded patio area, gate to the drive, door to the garage, outside light, outside tap and path to a door to the utility room.

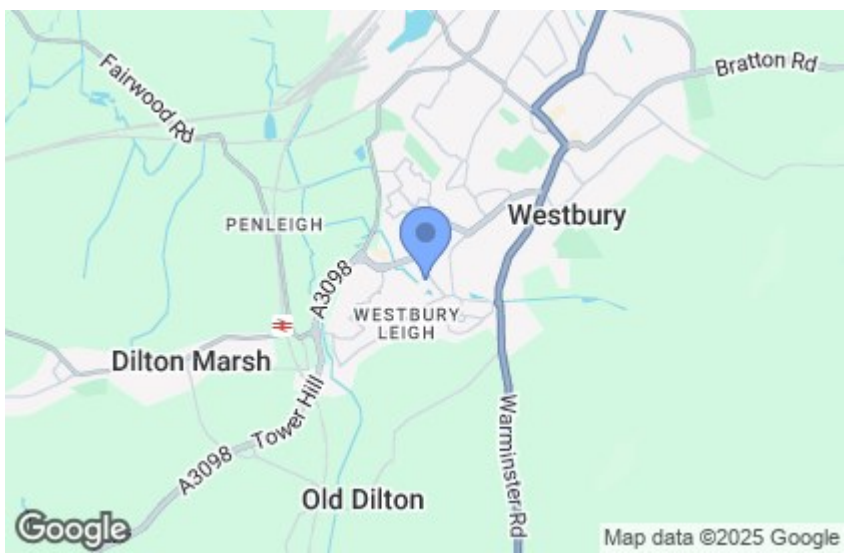
GARAGE

The detached double garage has an up and over door to the front, power, light, storage in the eaves and door to the garage.

ADDITIONAL INFORMATION

Council Tax Band - F

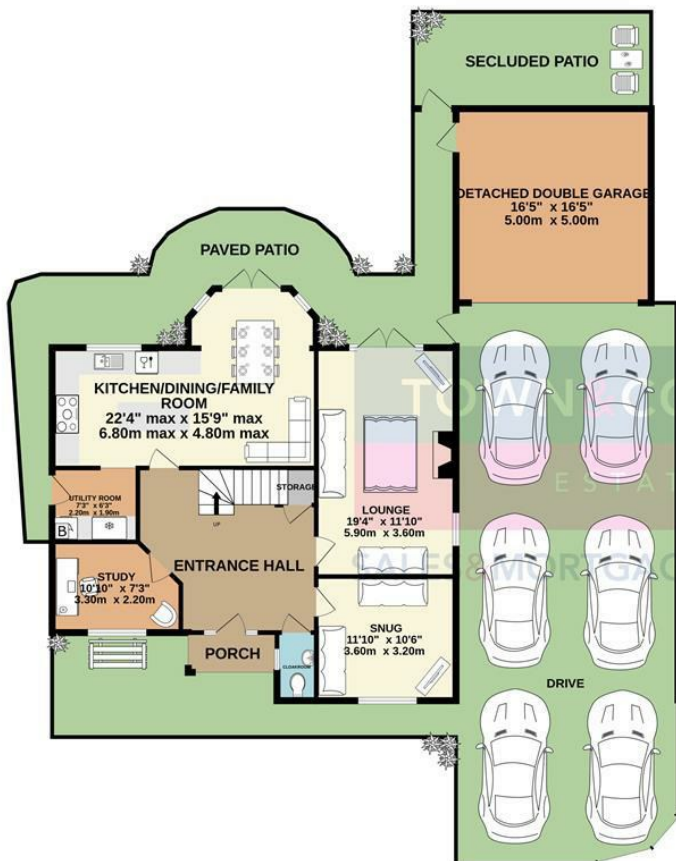
There is an annual charge for the upkeep of the Mill pond and local public open spaces, this has been paid for 2025 at a cost of £150.







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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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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