

**TOWN & COUNTRY**  
ESTATES



**Fore Street, Westbury, BA13 3AU**

**Offers Over £200,000**

## 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 a 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 to Salisbury, Bristol and Swindon takes approximately one hour, making it very desirable for commuters.

## DESCRIPTION

Occasionally photos don't do a property justice and that has to be said for this gorgeous, two bedroom cottage, dating back to the 1850s - which really must be viewed to be appreciated. Full of character and charm, the thoughtfully decorated home is certain to appeal to even the most discerning of buyers. The accommodation comprises a large living room with wooden window shutters and a feature exposed brick wall, a kitchen/breakfast room leading to the rear garden, two double bedrooms and a fantastic shower room, with vaulted ceiling. Additional notable features include uPVC double glazing, gas central heating and a deceptively large, landscaped rear garden.

## LIVING ROOM

19'0" x 14'9" max

You enter the property into the living room through a composite door, there is a uPVC double glazed window to the front with fitted wooden shutters, a built-in doormat, a attractive brick fireplace with inset gas fire, tiled hearth and wooden mantle, fitted wooden cabinets, exposed brick feature wall, inset ceiling spotlights, wood effect flooring, vertical radiator, staircase with glazed balustrades to the first floor and a wooden door to the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

12'5" x 11'1" max

The well presented kitchen/breakfast room has a uPVC double glazed window over looking the rear garden, there is a range of matching base units with contrasting dark wood effect work surfaces, 1 1/2 bowl ceramic sink with mixer tap and attractive tiled splashbacks, built in oven, inset ceramic hob, plumbing for washing machine, space for fridge freezer, two built-in cupboards, vertical radiator, inset ceiling spotlights, ceramic tiled flooring, extractor fan and a uPVC door opening to the rear garden.

## LANDING

With access to the loft and doors to both bedrooms and the shower room.



## BEDROOM ONE

12'9" x 11'5" to wardrobe

The large master bedroom has a uPVC double glazed window with fitted wooden shutters to the front, a panelled feature wall, spacious built-in wardrobe and a radiator.

## BEDROOM TWO

10'9" x 9'2" to wardrobe

The second double bedroom has a uPVC double glazed window to the rear, attractive part panelled walls, large built-in wardrobe with cupboards above and a radiator.

## SHOWER ROOM

The gorgeous shower room has a vaulted ceiling with Velux window, shower cubicle with glazed sliding door, electric wall mounted shower and attractive tiled splashbacks, low level WC, vanity drawer cabinet with freestanding basin and tall mixer tap, part panelled walls, radiator and shelving.

## EXTERIOR

### REAR GARDEN

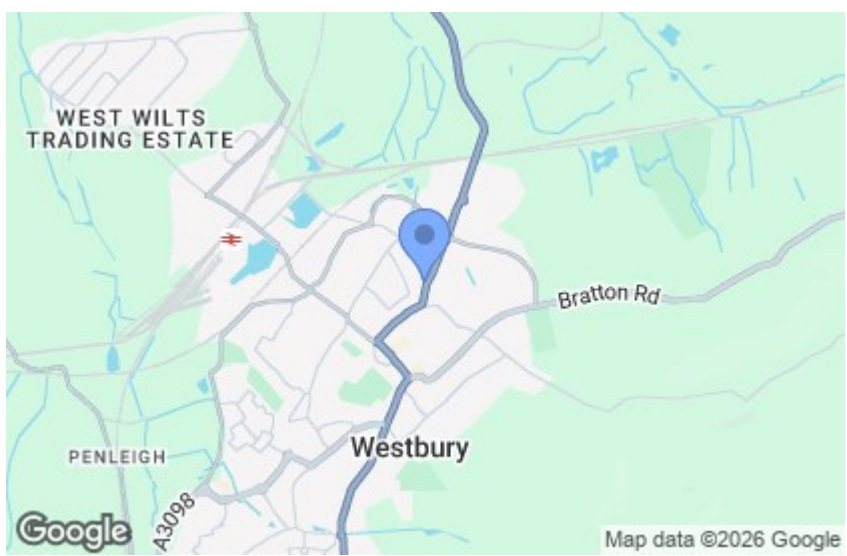
The deceptively spacious, enclosed rear garden has much to offer! Immediately from the rear of the house, a brick store has been converted to a dog grooming room but with little work could become an outside toilet - with a window to the side and hot and cold water connections. The landscaped garden has a paved patio entertaining space, with steps leading to an artificial lawn with attractive planted borders stocked with a range of well kept plants and shrubs, raised beds, decorative pond and a large wooden workshop. To the very rear of the garden is a 'working area' with raised vegetable patches and storage sheds.

### ADDITIONAL INFORMATION

Council Tax Band - A

Please note - There is a right of access for the next door neighbour, across the rear of the garden.

Although the home has no allocated parking, there is parking readily available on the road.



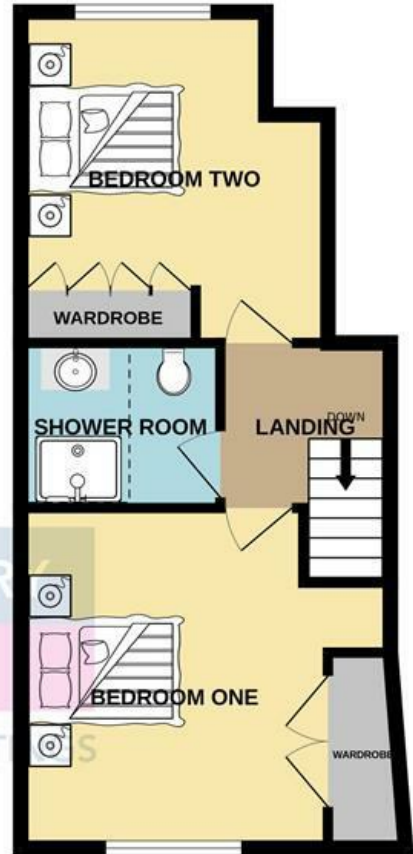




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.

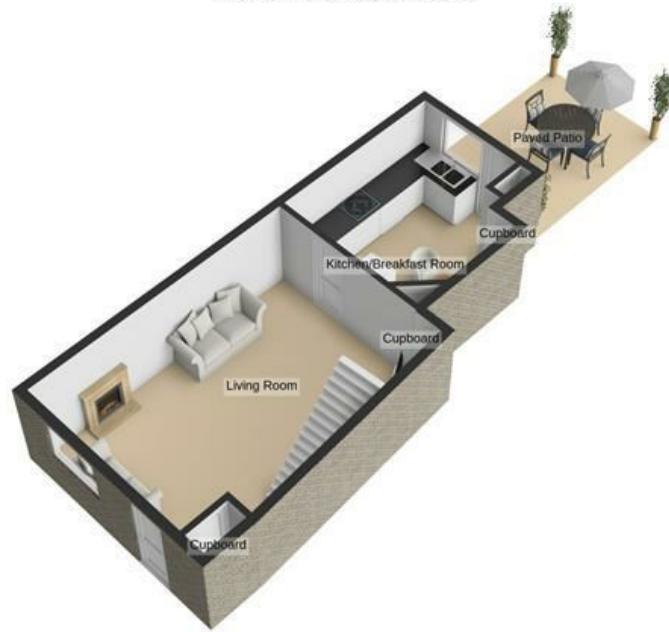


TOWN & COUNTRY  
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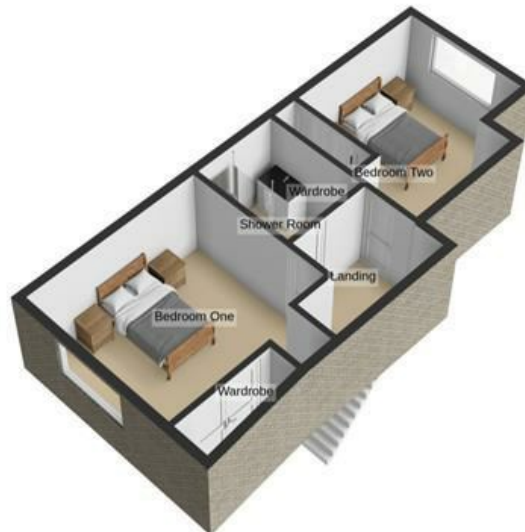
TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.

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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