

**TOWN & COUNTRY**  
ESTATES



**Leigh Road, Westbury, Wiltshire BA13 3QJ**

**£425,000**

## VENDORS COMMENTS

"We nearly overlooked this house when we were searching and actually drove past it on the road, but ended up enjoying many years here serving many different purposes as we have needed.

The homes main living space and largest bedrooms are "out the back" which means we were never bothered by the road as we initially thought may be the case.

Adding the electric gates and changing the initial drive position offered an easier access with a real sense of privacy. During renovation of the family /dining room - we added extra cavity wall insulation, and a hand made brick exposed wall and it quickly became our favourite, quietest, cosiest room in the house despite being the oldest part - you need to experience this for yourself to understand!

The School made family life with teens incredibly easy and convenient in term time, and yet we experienced the peace of the holidays and summers with the private quiet garden and an empty school for at least 13 weeks of the year! Term time hum became the norm and far away enough to not interfere in any way.

During Covid the vast garden space allowed us to run our businesses from home, and at one point have a large home based office with separate rear access. The rare space has a lot to offer and is ready for someone else to now enjoy and use as they need."

## 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 and to the thriving commercial centre of Swindon.

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

**NO ONWARD CHAIN** - Occupying a large plot on the popular Leigh Road, this fantastic four bedroom detached house offers a perfect blend of historical charm and modern convenience. With its origins dating back to the 1850's, the property boasts a wealth of character features that are sure to appeal to the most discerning of buyer.

Inside, you will find two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is a modern kitchen/breakfast room that seamlessly combines contemporary design with functionality, making it a joy for any home cook.

With four well-proportioned bedrooms, a family bathroom, shower room and ensuite, it's perfect for families seeking space, privacy and comfort. The location is particularly advantageous, as it is situated close to local schools, making the morning run a breeze!

Outside, the property features a huge enclosed driveway - providing plentiful secure parking, a large garage/workshop and fantastic garden room, a wonderful space for entertaining. Further benefits include gas central heating (new boiler November 2025) and uPVC double glazing.

## ENTRANCE HALL

You enter the property into the entrance hall through a composite entrance door. There is a built-in doormat, a wooden door to the kitchen/breakfast room and wooden double doors to a useful storage cupboard.

## KITCHEN/BREAKFAST ROOM

21'11" x 9'10"

There are two uPVC double glazed windows to the side, replaced in 2022 the immaculate kitchen offers a range of Howdens shaker style matching units with stone worksurfaces and matching upstands, a double bowl ceramic Belfast sink with chrome mixer tap, Range cooker with inset gas hob, splashback and extractor over, integrated washing machine, integrated wine cooler, plumbing for dishwasher, space for an American style fridge/freezer, attractive part panelled walls, exposed ceiling beam, inset ceiling spotlights, under floor heating, a wooden door to the inner hall and uPVC double glazed French doors to the rear garden.

## INNER HALL

With a travertine stone flooring, radiator, stairs to the first floor with storage cupboard below, exposed wooden ceiling beam and wooden doors to the living room, dining/family room and ground floor shower room.

## LIVING ROOM

17'4" x 12'5"

This lovely room is flooded with natural light from the uPVC double glazed window and uPVC double glazed French doors to the rear garden, there is a fireplace recess with shelving, floating wooden mantle and plug for a wall hung TV, radiator, wood effect flooring and glazed double wooden doors to the dining/family room.



## DINING/FAMILY ROOM

15'8" x 13'1" max

Arguably our favourite room in the house, this is the perfect place to entertain or curl up on the sofa with a good book in front of the fire. The room has a uPVC double glazed window to the front, an inglenook fireplace with log burning stove, tiled hearth and wooden mantle, exposed brick wall, column radiator, exposed ceiling beams and a door returning to the inner hall.

## SHOWER ROOM

The fully tiled ground floor shower room has a walk-in shower cubicle with wall mounted electric shower and glazed sliding door, vanity unit with storage, inset basin with chrome mixer tap and dual flush WC, storage niches, chrome heated towel rail, sensor light, inset ceiling spotlights and an extractor fan.

## FIRST FLOOR LANDING

The landing has inset ceiling spotlights, double wooden doors to a storage cupboard and wooden doors to the four bedrooms, bathroom and airing cupboard, with a wall mounted gas boiler (new in November 2025).

## MASTER BEDROOM

15'1" to wardrobe x 12'9" max

The large master bedroom has two uPVC double glazed windows to the rear and a uPVC double glazed window to the side, a wall of built-in wardrobes providing plentiful storage space, a radiator, inset ceiling spotlights and a wooden door to the ensuite.

## EN-SUITE

A welcome addition in 2023, the ensuite has a shower cubicle with mains shower and glazed screen, inset dual flush WC, pedestal basin with chrome mixer tap, a wall mounted mirror with LED lights, inset ceiling lights and an extractor fan.

## BEDROOM TWO

11'5" x 10'2"

There is a uPVC double glazed window to the side, radiator, inset ceiling spotlights and access to the loft.

## BEDROOM THREE

The third double bedroom has a uPVC double glazed window to the rear, built in double wardrobe and a radiator.

## BEDROOM FOUR

13'5" x 7'2"

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

## BATHROOM

With an obscure uPVC double glazed window to the front, replaced in 2024 the bathroom suite has a panelled bath with centre mounted mixer tap and hand shower attachment, low level WC, pedestal basin with chrome mixer tap, a column radiator with towel rail, ceiling mood light with integrated Bluetooth speaker and an extractor fan.

## EXTERIOR

### FRONT

The front of the property has a block paved drive for one car, path to the front door and log store, pedestrian gate to the rear garden and electric double gates that open to a huge secure rear drive.

### REAR GARDEN

With a large block paved drive providing a substantial amount of secure parking, the enclosed rear garden also benefits a raised paved patio with area for a hot tub, long garage with covered seating space to the front, outside light, outside tap, EV charger, well kept lawn and a fantastic garden room.

### GARDEN ROOM

14'5" x 9'6"

Offering a wealth of uses, this fantastic and versatile brick built garden room has power, light and wired internet connection, offering a great option as a place to work away from the main home. Currently used as a home bar, couple this with the covered seating area (with skylight, resin flooring and living roof) to the front of the garden room, make this an unbeatable outside entertaining space.

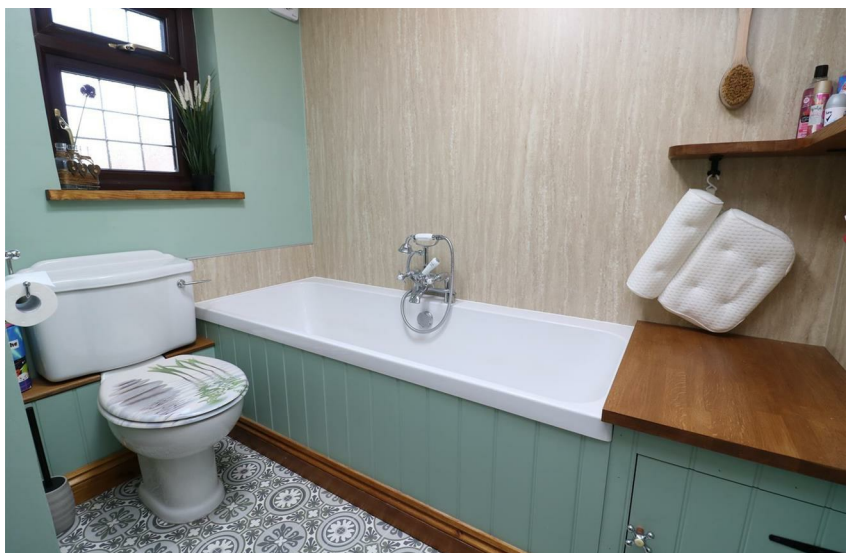
### GARAGE

29'6" x 8'10" max

Built in 2022, the spacious garage/workshop has double wooden doors from the garden, power, light and a uPVC rear door opening to an enclosed external courtyard, with a gate onto Springfield Road.

## ADDITIONAL INFORMATION

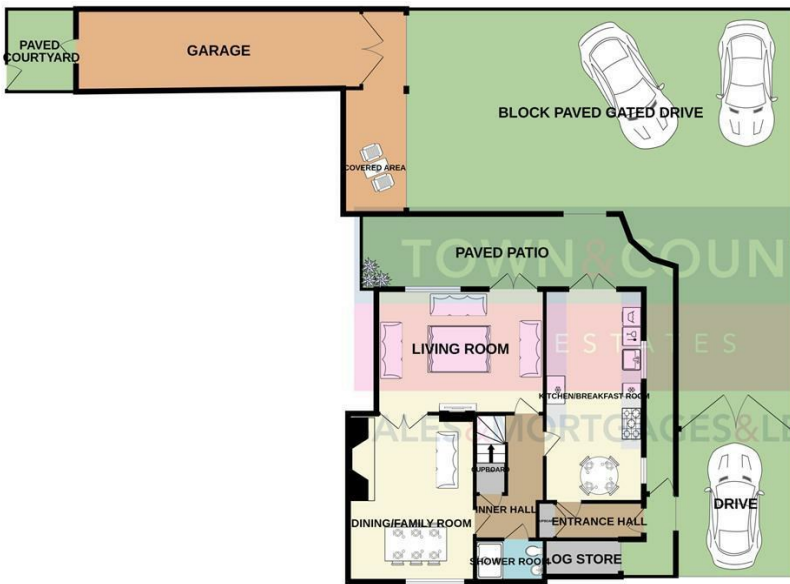
Council Tax Band - E







GROUND FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



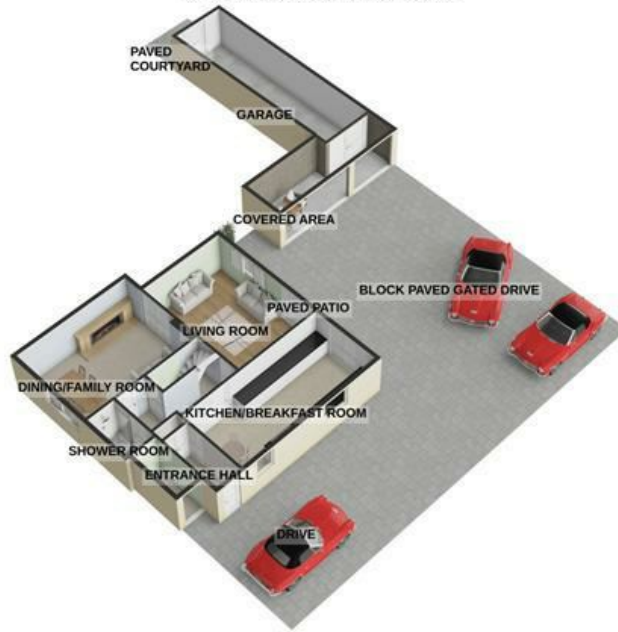
1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1927 sq.ft. (179.1 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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