80 Leigh Road, Westbury, Wiltshire, BA13 3QP

Guide Price £400,000

A spacious, well presented, four bedroom, two reception room, two bathroom, detached, family house which has been extended and remodelled by the current owners to create a wonderful home, complimented by a rear garden, in a non estate location.

- Well Presented, Detached House
- Extended & Improved
- Four Bedrooms (Including A Double Bedroom On The Ground Floor)
- Two Reception Rooms
- Bathroom & En Suite Shower Room
- Scope To Create A Self Contained Annex
- Large, Predominately Lawned Garden
- Driveway Parking For Numerous Vehicles
- Non Estate Location

Freehold

EPC Rating C

A spacious, detached, family house which has been extended and remodelled by the current owners to create a wonderful home, complimented by a large, well enclosed rear garden, in a non estate location on the edge of this popular town.

The property offers flexible accommodation over two floors comprising; recessed porch, entrance hall, sitting room with impressive, feature fireplace, 22' dual aspect kitchen/breakfast room part open plan to a good sized dining/family room with large French door opening onto a timber decked seating area, utility room, superb, ground floor bedroom with Velux window, en suite shower room (also accessible from the utility room) and dressing room/study, principle bedroom with built in wardrobes, two further bedrooms and a fabulous bathroom with contemporary four piece suite featuring a free standing bath.

Externally; there is a large, block paved drive to the front of the property for parking numerous vehicles. Gated access to a side garden which is currently being utilised for storage. There is a large, timber decked seating area directly to the rear of the house which leads onto a long, well enclosed area of lawn which is a great space for children to play safely.

NB; the ground floor bedroom, study/dressing room, shower room and utility offer scope to create a self contained annex for a dependent relative without undertaking any major building works or reconfiguration.

Situation
Leigh Road is an established road which is situated on the south side of Westbury, within a short drive (approximately 1.3 miles) of the town's train station which provides access to London. Westbury is a market town which sits on the western edge of Salisbury Plain and offers a good range of local shopping and leisure facilities, primary and secondary schooling. Nearby Warminster, Trowbridge and the City of Bath provide a more extensive range of leisure, retail and schooling with the A350 providing good access to the M4 and A303.

Property Information
Council Tax Band; C

Tenure; Freehold

Mains Services

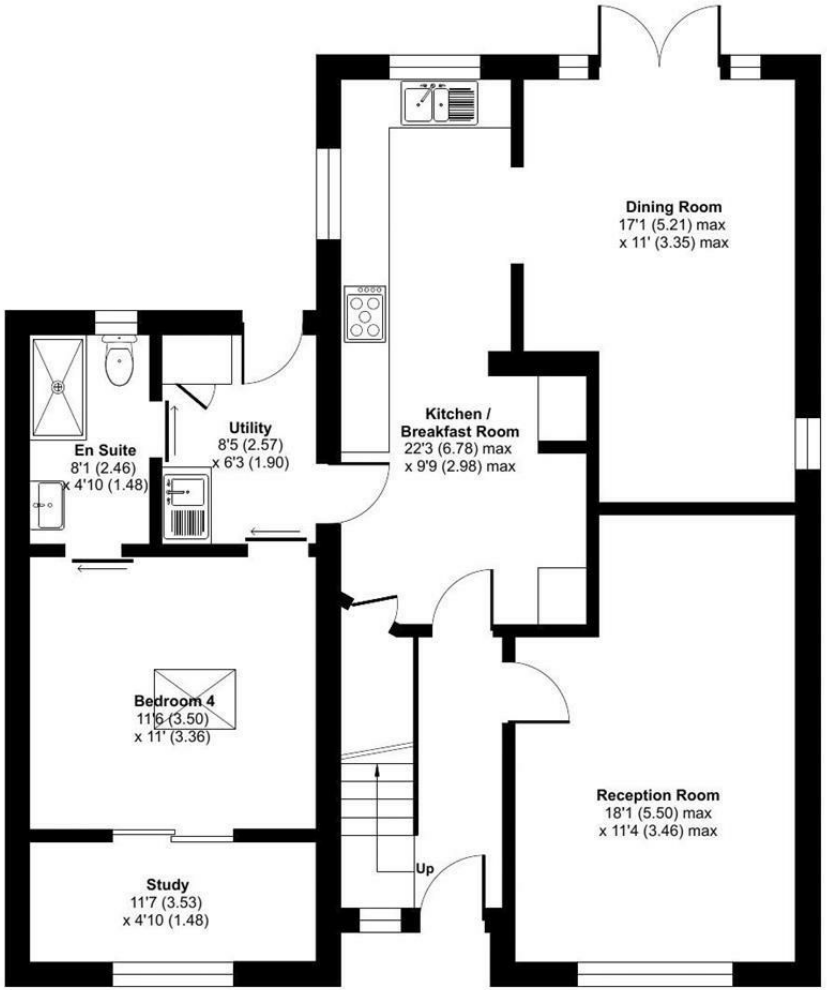
Gas Central Heating & UPVC Double Glazing

EPC Rating; C

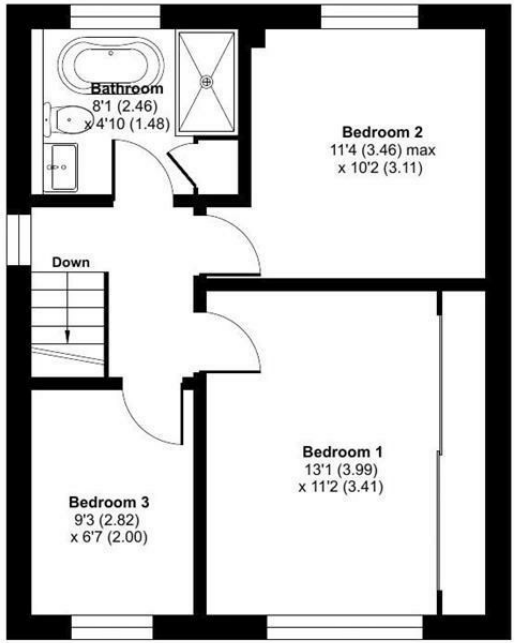
Leigh Road, Westbury, BA13

Approximate Area = 1390 sq ft / 129.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1512134

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