



Wrights
01225 755553

Holly Tree Cottage, 52 Westbury Leigh, Westbury, Wiltshire, BA13 3SQ

Offers in excess
of £300,000

Situation

The property is located within the popular Westbury Leigh area on the outskirts of the town.

Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset.

The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including a range of primary and secondary schools, churches, doctors, dentist surgeries, supermarkets and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.

Westbury railway station is also within easy reach, offering a rail service to Bath Spa, Bristol Temple Meads, Swindon and direct to London Paddington.



Beautifully refurbished character property

Three spacious bedrooms and an additional loft room

Fireplace with cast iron stove

Exposed timber beams

Two spacious reception rooms

Brand new kitchen and utility room

Contemporary newly fitted ground floor shower room

First floor bathroom

Generous rear garden

No onward chain



This beautifully refurbished cottage seamlessly blends character and contemporary living. Boasting three generous bedrooms plus an additional loft room, the property offers ample space for families.

The property offers many period features including exposed timber beams and an original cast iron fireplace range. Two spacious reception rooms provide versatile living areas, complemented by a brand new contemporary kitchen and utility room.

Additional highlights include a stylish ground floor shower room, first floor bathroom, gas central heating and PVCu double glazing. Outside, a generous rear garden offers the perfect setting for relaxation or outdoor entertaining. Offered for sale with no onward chain.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door and stairs to the first floor.

Lounge 13' 11" x 13' 8" (4.23m x 4.17m)

With two radiators, fireplace with original cast iron feature range, built in storage cupboards, inset ceiling spotlights and PVCu double glazed window to the front.

Dining Room 15' 11" x 8' 3" (4.86m x 2.51m)

With radiator, feature fireplace with brick surround, inset ceiling spotlights and PVCu French doors opening onto the rear garden.

Kitchen 8' 7" x 13' 0" (2.62m x 3.95m)

With a range of new fitted eye level and base units, wood worktops over, integrated electric oven and ceramic hob with extractor hood over, radiator, inset ceiling spotlights and two PVCu double glazed windows to the side.

Utility room 5' 7" x 8' 0" (1.69m x 2.44m)

With a range of new fitted eye level and base units, wood worktops over, inset sink/drain unit, wall mounted gas boiler, radiator and PVCu double glazed window to the side.

Shower Room

With newly fitted white suite comprising shower enclosure with mains rainfall shower, hand basin with vanity unit and W.C, radiator and obscured PVCu double glazed window to the side.

First Floor

Landing

With small storage cupboard and cupboard housing hot water cylinder.

Bedroom 1 *9' 1" x 13' 4" (2.77m x 4.07m)*

With exposed timber beams and feature brick wall, radiator and PVCu double glazed window to the rear.

Bedroom 2 *16' 10" x 10' 11" (5.12m x 3.34m) max*

With radiator, feature brick wall and two PVCu double glazed windows to the front.

Bedroom 3 *8' 11" x 8' 4" (2.71m x 2.53m)*

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath, hand basin and W.C, heated towel rail and obscured PVCu double glazed window to the side.

Second floor

Loft room *17' 0" x 13' 2" (5.19m x 4.02m) max*

Spacious room with radiator, built in storage, inset ceiling spotlights and PVCu double glazed windows to the front and rear.

Externally

To the front

The property is set back from the road with a front garden laid to lawn and path to the front door.

To the rear

The property enjoys a generous, enclosed rear garden, thoughtfully landscaped with lawn, gravel, and patio areas - ideal for relaxing, entertaining, or family enjoyment.

Council tax

The property is in council tax band B.

Tenure

The property is sold as freehold.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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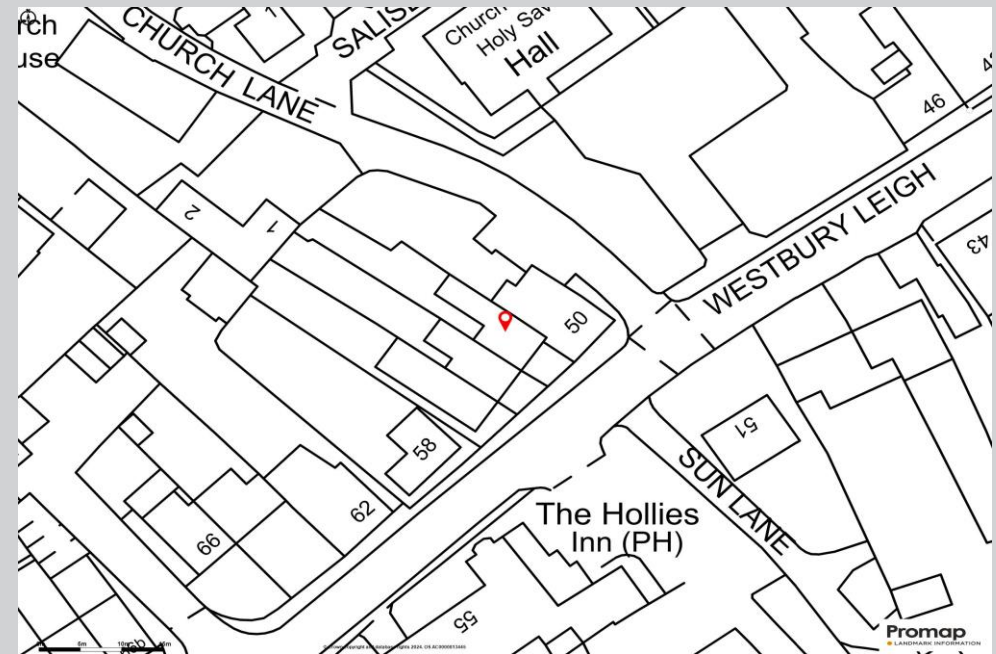
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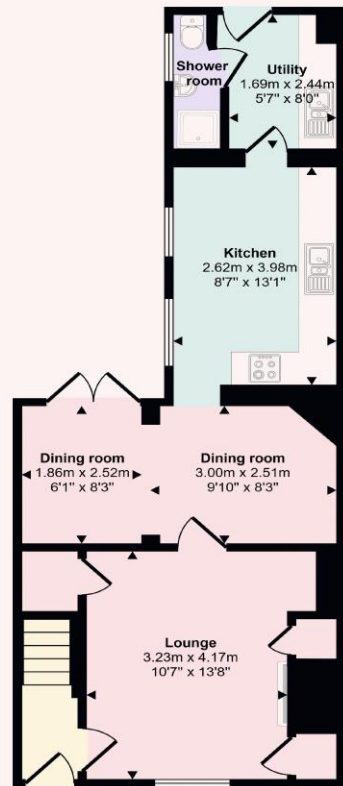


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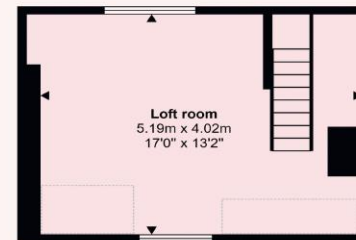
Approx Gross Internal Area
124 sq m / 1334 sq ft



Ground Floor
Approx 54 sq m / 584 sq ft



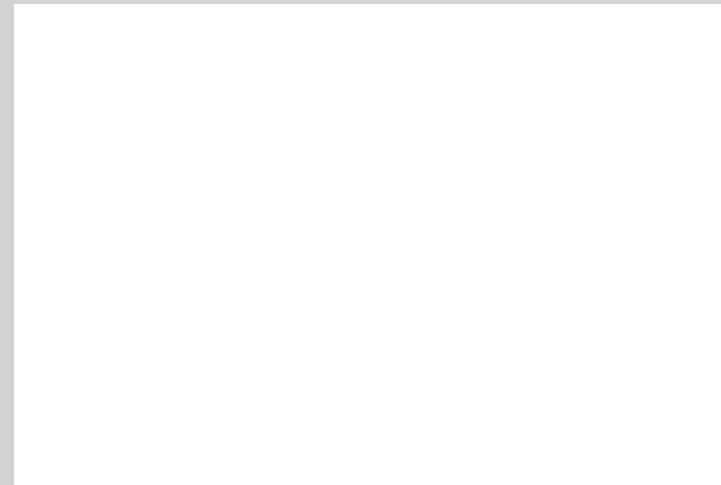
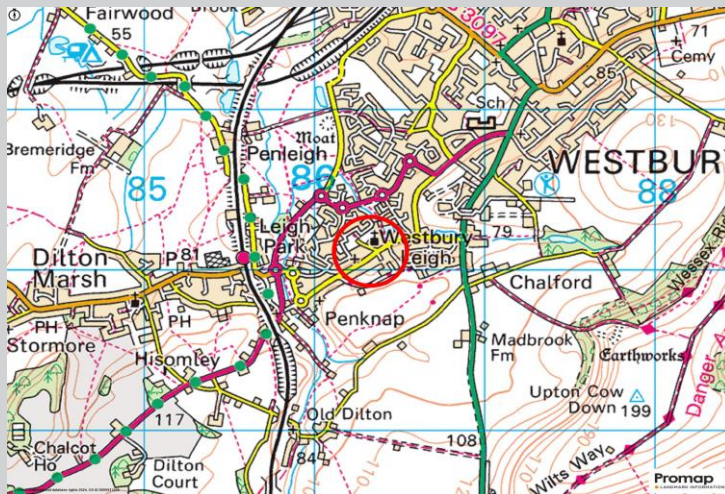
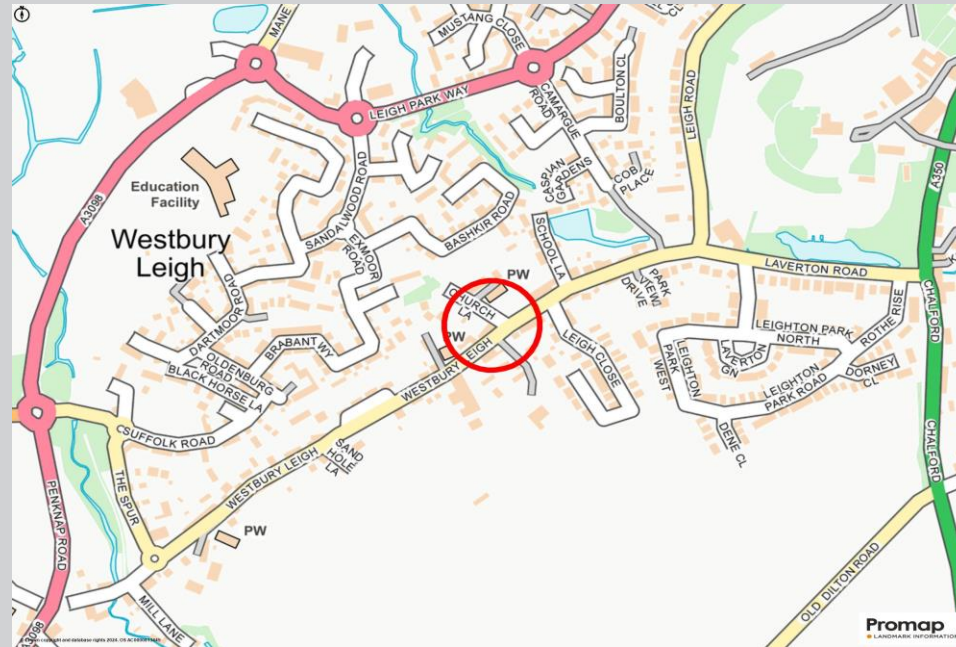
First Floor
Approx 48 sq m / 515 sq ft



Second Floor
Approx 22 sq m / 234 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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