

# The Butts

Westbury, BA13 3EU

COOPER  
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## £430,000 Freehold

This 1930's detached bungalow has been extended and is set in a large plot and offers good sized flexible living accommodation throughout. It benefits from a kitchen/breakfast room, a lounge, study area and three bath/shower rooms. There are three bedrooms and in addition an attic room (currently used as a double bedroom with an en suite). The property boasts a large garden to the rear and is privately enclosed and has a recently landscaped private front garden. It has a double garage and parking and is located in a sought after location, close to countryside but also ideal for walking into the town centre.

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### DESCRIPTION

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### OUTSIDE

At the front of the property there is a double garage with an area of parking to the side. A driveway leads to steps which then offers a large privately enclosed patio where you can sit and enjoy far reaching views across Westbury and beyond. There is a gate to the side which in turn leads round to the rear garden. The rear garden is a particular feature of the property and offers a good sized patio for entertaining. There is a really large lawn and it is fully enclosed by fencing, it is the perfect garden for a Family.

### COUNCIL TAX

Band 'C'

### LOCATION

The town of Westbury offers a wide range of shopping and leisure facilities with library, sports centre, swimming pool, school, churches, doctors and dentist surgeries and post office. Westbury also benefits from a train station with main line to London Paddington and the local commuter service to Bath, Dilton Marsh request stop station with good links to Bath, Bristol or Southampton or Salisbury. The nearby A350, A36, A303 and M4 provides excellent road links to London, Bath, Salisbury, Winchester and Exeter. Local attractions include Westbury White Horse, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.





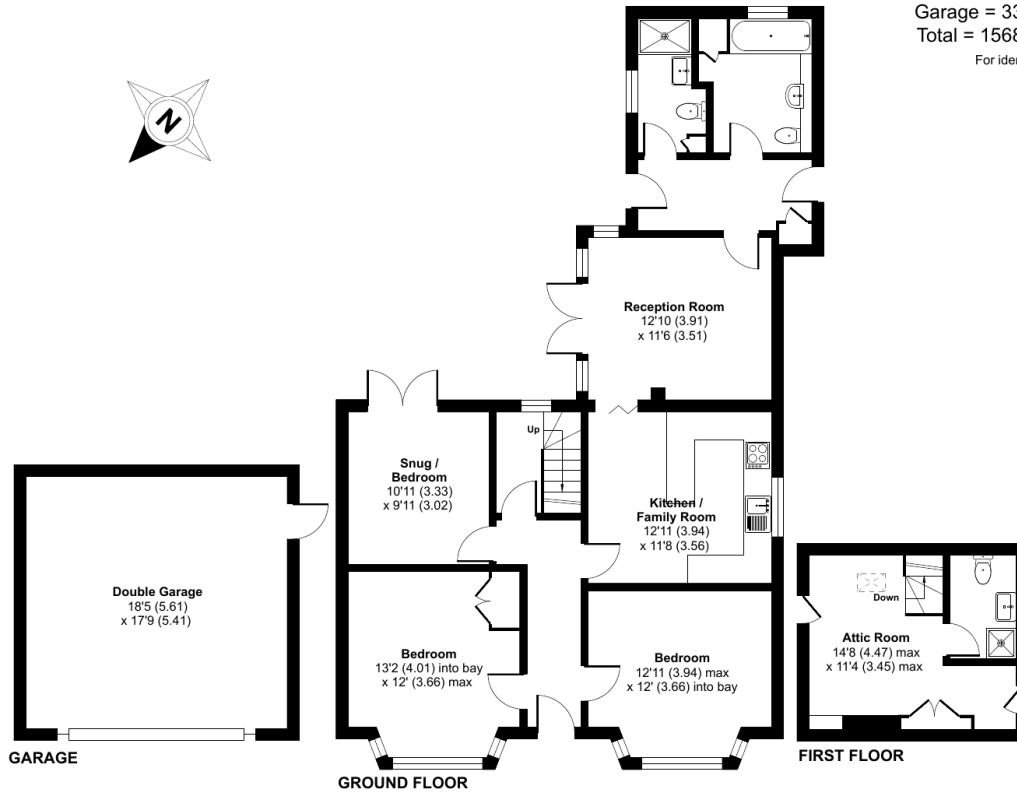
## The Butts, Westbury, BA13

Approximate Area = 1238 sq ft / 115 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 1568 sq ft / 145.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1188150

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