



The Paddocks, Wellhead Drove,
Westbury, Wiltshire, BA13 3RD

Guide Price - £1,100,000 Freehold

COOPER
AND
TANNER



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Description – (Approx 3548 sq ft)

Cooper and Tanner are delighted to bring to the open market this outstanding five-bedroom detached family residence that is located towards the end of the exclusive and highly regarded 'Wellhead Drove'. This exceptional residence offers superb accommodation and is immaculately presented throughout. The current sellers have carried out various improvements and decorative works since ownership.

Accommodation

Grand entrance hall with staircase, sitting room with wood burner stove and sliding patio doors to rear garden; a fitted kitchen with a walk-in pantry, breakfast island, two Miele ovens, an induction hob and a built in washing up machine. There is a separate breakfast/dining room, a utility room, a family room, and from the first-floor landing, five bedrooms, 3 with en-suites and a family bathroom. The extensive master suite has a large bedroom area, a walk-in wardrobe and a huge his and hers en-suite with shower and bath. There are fitted blinds to all windows. The loft has a concertina ladder for access and has power and light with a central

boarded area. There is also a walk-in storage cupboard with radiator and fitted shelving.

Garage / Parking

Integral double garage with power, light, a powered roller door and internal access to the main house. Driveway parking offers parking for several cars

Outside

Outside a gate opens over a long tarmac drive that leads to the parking and double garage. The extensive grounds (0.75 acres) are pleasingly maintained with lawns, mature hedging and trees, herbaceous borders, a fruit cage, a greenhouse and generous areas of patio.

There is an additional stone building housing a large workshop with power and lighting and a garden store. Beyond the front gate the Drove leads to a selection of wonderful countryside walks while access the shopping at Aldi, Morrison's or Lidl is a few minutes' drive away in Westbury









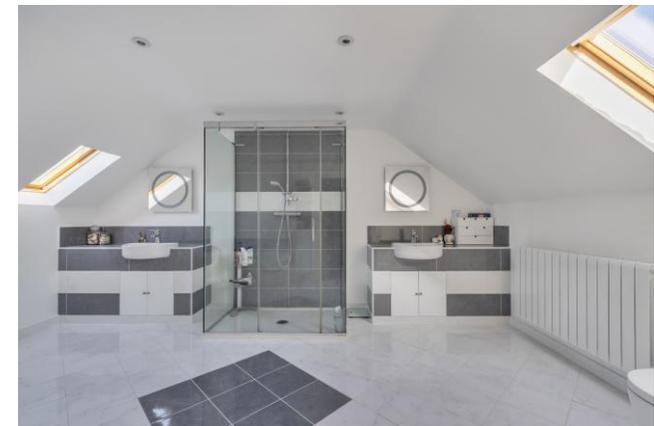
Location

Westbury offers a mainline station that is approx. ten minutes' drive away and has direct lines to London, Bath, Bristol, Salisbury and the southwest. There is easy access to the A350, A36, A303, M3 and M4 which provide excellent road links to London, Bath and Bristol, Winchester and Exeter and to south coast ports. Westbury offers a range of shopping and leisure facilities and amenities with a post office, library, sports centre, swimming pool, and churches, dentists and a large modern medical centre. There are established independent and state schools available in Westbury and nearby towns. The World Heritage City of Bath is only 14 miles away with its numerous museums, cultural activities and high street shops.

Warminster

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There is a wide selection of both state and private schools in the area, including Warminster School, Kingdown, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge. Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Gas Central Heating

Services: Gas / Electric /Main Drain

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol

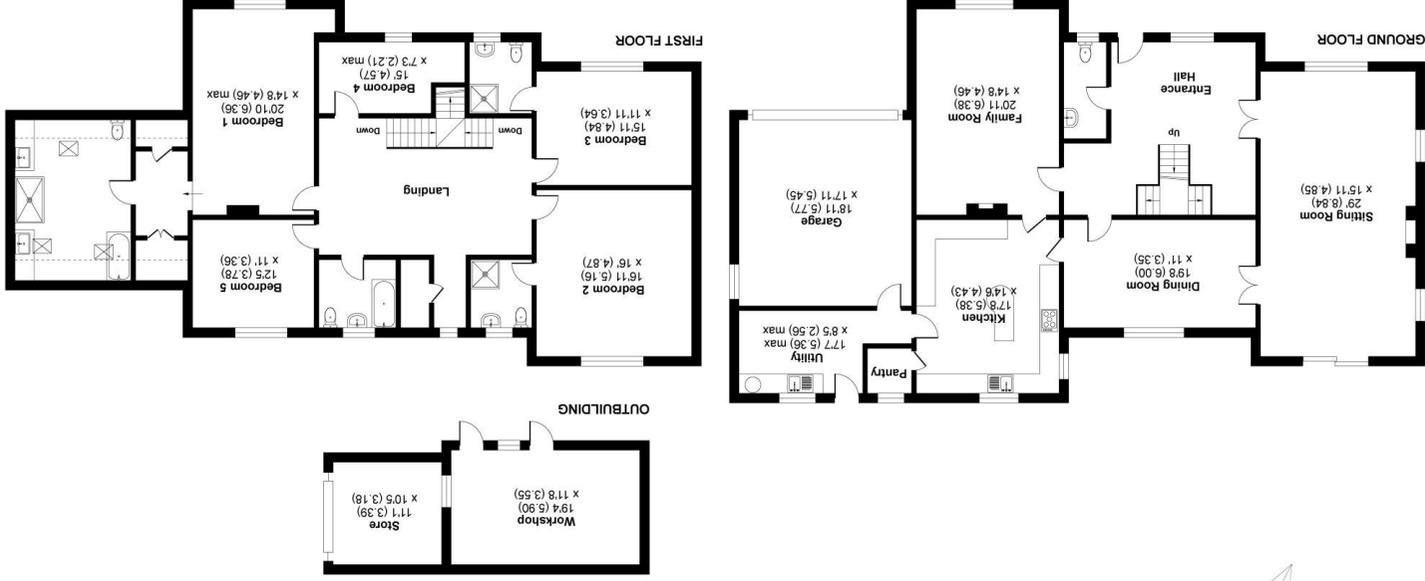


Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Wellhead Drive, Westbury, BA13

Approximate Area = 3548 sq ft / 329.6 sq m
 Limited Use Area(s) = 74 sq ft / 6.8 sq m
 Outbuilding = 341 sq ft / 31.6 sq m
 Garage = 335 sq ft / 31.1 sq m
 Total = 4298 sq ft / 399.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Cooper and Tanner. REF: 1430859

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