



Westbury House, Bradford Abbas, Dorset. DT9 6RJ

£795,000 Freehold

COOPER
AND
TANNER



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Description

Westbury House is set in 0.65 acre and lies in a pretty rural village on the outskirts of Yeovil. The house has been recently refurbished and offers a spacious family home with large gardens, a detached four door garage, and ample gated driveway parking.

Entering the property from the rear garden into the spacious newly fitted kitchen you are met by the extensive range of matching units incorporating a Belfast sink, an island unit and integrated appliances. There are beams to the ceiling and wood effect flooring. A ledge and brace wooden door leads into the single storey light and airy dining / garden room with doors and windows overlooking the garden and the water feature. From here a door leads to the utility room also fitted with a Belfast sink and units. There is a floor standing oil boiler, double door airing cupboard, a modern downstairs shower room and a solid wooden door to the driveway. Back across the kitchen double wooden stable doors lead into the beamed sitting room with centrally sited wood burner in

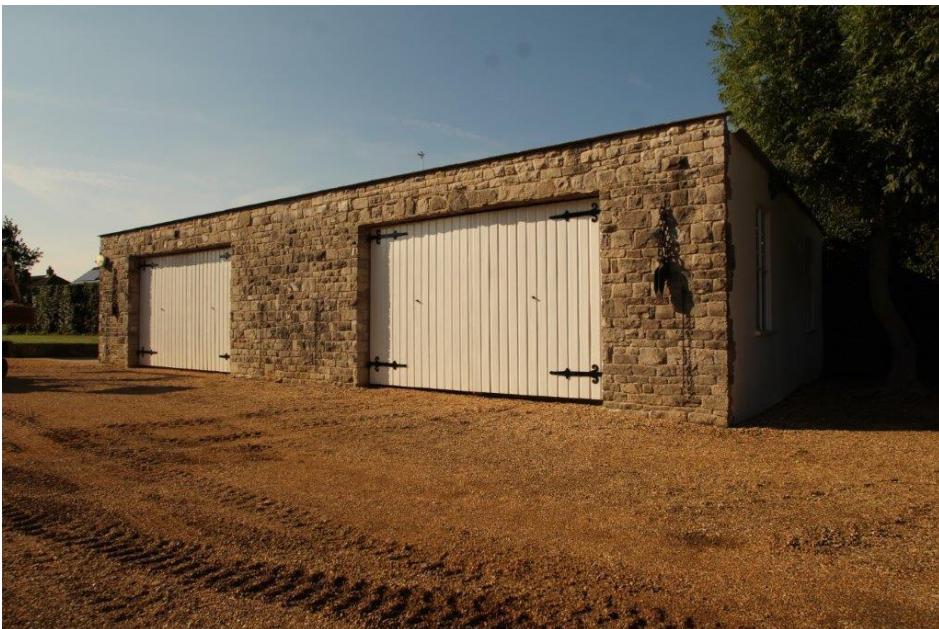
stone chimney breast on raised hearth, exposed stone walls, former inglenook fireplace, window seats and timber staircase to the first floor.

The spacious landing gives access to the first floor accommodation comprising four bedrooms, one bedroom with built in double wardrobe and the main bedroom with a feature fireplace. The family bathroom has been updated to include a white suite of pedestal wash hand basin, low level wc and offset corner bath with massage jets and retractable shower head. A door and original staircase leading up to the beamed attic rooms with window, power and heating. These rooms could create additional accommodation / hobbies room if required.

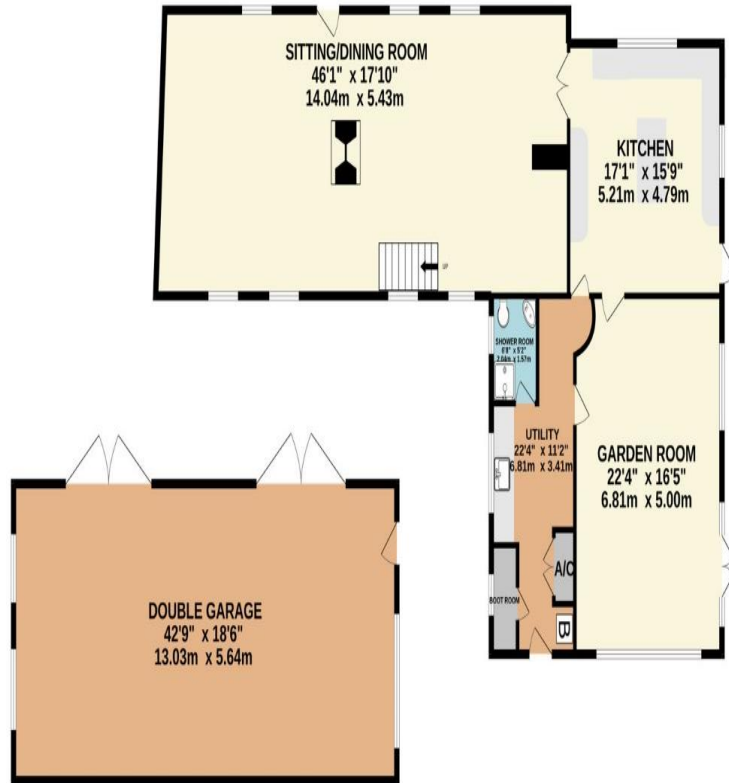
Outside

Double wooden gates lead to the gravelled driveway which provides comfortable secure parking for several vehicles and gives access to the detached four door garage block. The level gardens lie to the southwest and are laid mainly to lawn with specimen trees and plants.

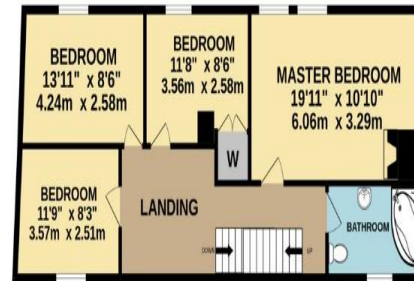




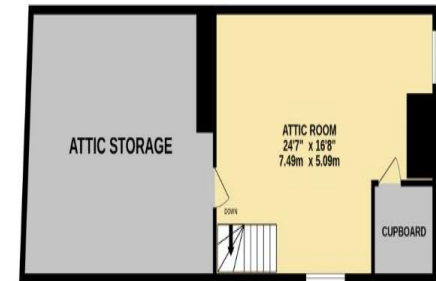
GROUND FLOOR
2426 sq.ft. (225.4 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



2ND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 3900 sq.ft. (362.3 sq.m.) approx.



Outbuildings

The detached four door garage is complete with power, light, window and personal door to garden. This building would suit a variety of uses.

Location

Conveniently placed between the towns of Sherborne and Yeovil with main line stations (London Waterloo), this rural village has a primary school, a parish church, a public house and a sports centre. There are also good road links (A303 to M3 and M25) The Jurassic coastline lies approximately 30 miles to the south.

Directions

Leave Yeovil heading south on the Sherborne Road (A30). Proceed across the roundabout and onto the dual carriageway. Turn right signposted Bradford Abbas (Underdown Hollow), Proceed with caution as this road narrows at several points along the route. Take the 2nd right into Quarry Lane. At the junction, turn left onto Farm Road and continue into Bishops Lane. At the junction turn left. The property will be seen a short distance along on the left.. The driveway is located to the rear of the property.



Local Information

Local Council: Dorset

Council Tax Band: F

Heating: Oil fired Heating

Services: Mains water & electricity. Private Drainage



Motorway Links



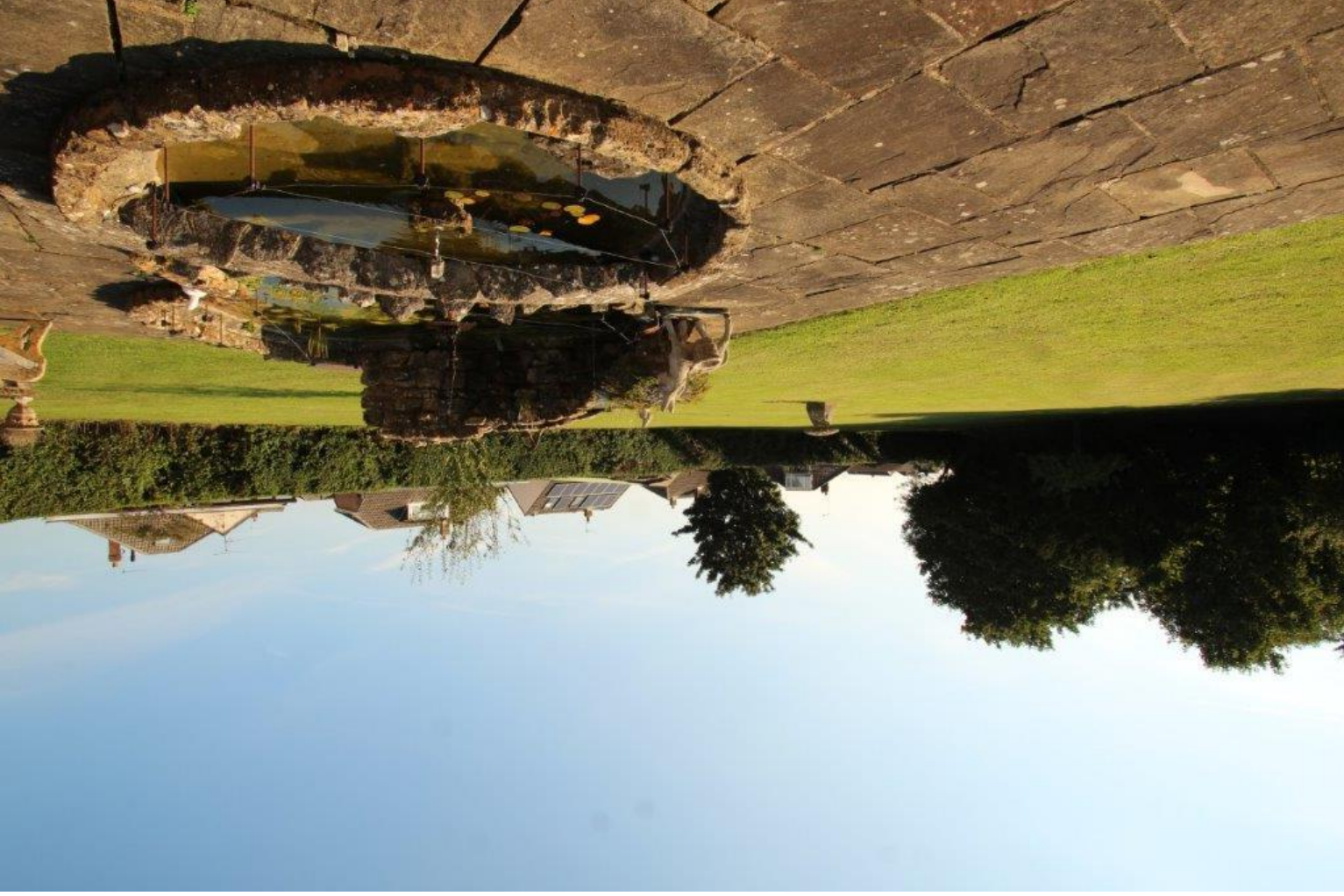
Train Links

- Yeovil
- Sherborne



Nearest Schools

- Bradford Abbas, Sherborne
- Yeovil



FROME OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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