

# Westbury Leigh

Westbury, BA13 3SE

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## £325,000 Freehold

Deceptively comprehensive period Grade II listed residence that is situated in the popular village of Westbury Leigh. This lovely semi-detached home offers deceptive comprehensive living space that is spread over three floors. The home has many internal features including original aspects, fireplace and wood beams. Outside is a substantial and well established garden that incorporates 2 patios and covered passageway. There is also a very useful garden office with power, Wi-Fi and light, alongside a green house. Viewing advised.

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### BA13 3SE



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### DESCRIPTION

Deceptively comprehensive period Grade II listed residence that is situated in the popular village of Westbury Leigh. This lovely semi-detached home offers deceptive comprehensive living space that is spread over three floors. The home has many internal features including original aspects, fireplace and wood beams. The accommodation comprises an entrance hall with stairs leading to the upper levels and a door to the sitting room that has wood flooring, Oak beam and fireplace with wood burner stove. A few steps lead up to the pleasing kitchen / dining room that has a range of wall shelves and units, fitted appliances and a tiled floor. An external door from the kitchen gives access to the lower patio and gardens. On the first floor a landing gives access to the bedrooms and family bathroom. On the second floor a landing gives access to a shower room and large double bedroom. (There is also access from the landing, via fixed stepped ladder, to the furnished attic room having a Velux window)

### OUTSIDE

Outside are substantial and gently sloping established gardens that incorporate patios and a covered passageway side area with independent external access. There is also a very useful garden office with power, Wi-Fi and light, alongside a green house. This multi layered garden is ideal for green fingered enthusiasts.

### PARKING

On street parking a few yards from the home.

### LOCATION

Westbury Leigh is a small Wiltshire village that is close to the market town of Westbury that is situated on the western edge of Wiltshire beside the chalk down lands that form Salisbury Plain. The famous Westbury White Horse is the oldest and largest White Horse in Wiltshire, making it a delight for both the walker and cyclist and the area also provides the perfect location for air sports. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country. We also have a varied selection of coffee shops, restaurants, public houses and a popular wine bar. Westbury is exceptionally well positioned for all major road and railway connections with the mainline railway station offering links to London (1 hour 20 minutes), Wales and the whole of South and South West of England. Bristol airport is less than an hour away.











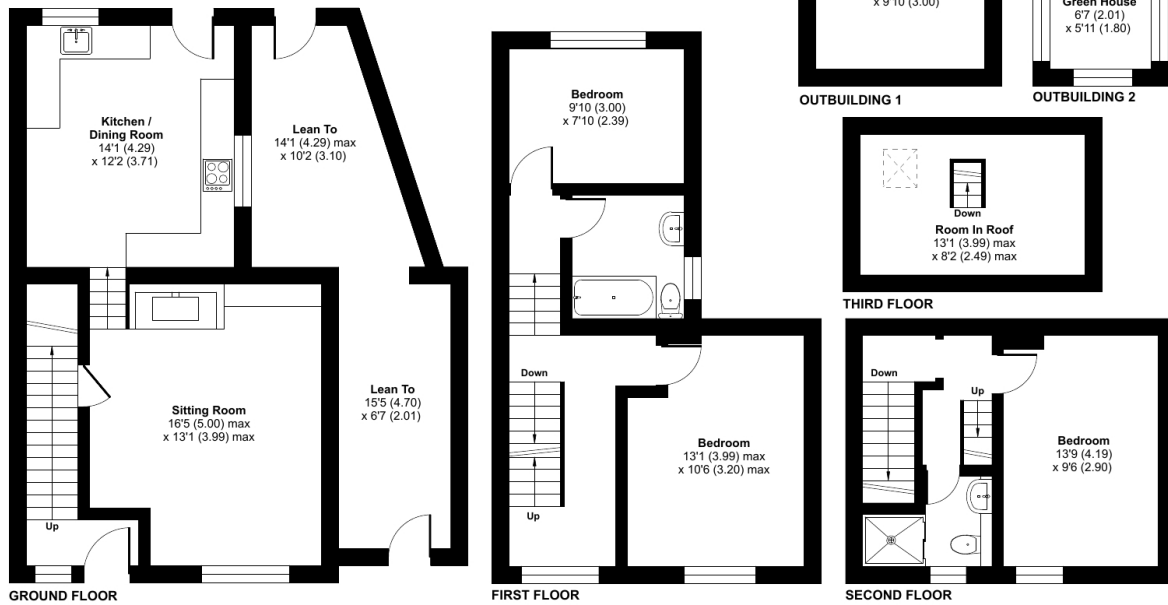
## Westbury Leigh, Westbury, BA13

Approximate Area = 1209 sq ft / 112.3 sq m (excludes lean to)

Outbuildings = 136 sq ft / 12.6 sq m

Total = 1345 sq ft / 124.9 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). © ntcheccom 2024. Produced for Cooper and Tanner. REF: 1225173

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

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