



Westbury Leigh

£725,000

Council Tax Band G Tax Price £3,500 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to schedule your viewing of this extended Victorian villa found on a quiet no through road amongst green fields, rural views and Wiltshire farm land. The double frontage of the original part of the home gives little away of what lies within. The home has been extended during the twentieth century to create what is now a property of considerable size, boasting five bedrooms and stunning reception spaces. Character features that serve as a nod to the home's origins adorn walls, floors and trims throughout the house and you will no doubt be left with a sense of the elegance of design that the house has in abundance. The grounds around the house are also well proportioned and offer a great balance of somewhere to unwind, relax and entertain whilst at the same time being more than enough to keep even the most green fingered of buyers busy throughout the year. Please follow this link to interact with the virtual reality tour: <https://tour.giraffe360.com/westburyleigh/>

What Our Vendors Love

Upon first setting eyes on the house our sellers were immediately taken by its prettiness; the house has a stunning approach and the period double frontage was real eyecatcher. Upon entering the home this sense of style continued and it was immediately apparent that the architecture and original features of the building were just what they had been looking for, in fact their words to us were that it was "light, bright and gorgeous". At the time our clients were downsizing and found that this home offered them the size of accommodation that they needed without compromising on aesthetics or location. The countryside surroundings not only looked great, but allowed a certain tranquility that could be enjoyed in and around the home. Sitting on the deck with garden to one side, a brook gently trickling by and a rural landscape beyond, this was the idyllic setting they had been searching for. Away from the house, one thing that will be missed is the ease of access to local towns and amenities. Although this is a decidedly rural home, the Town of Westbury can easily be reached on foot, Frome and Warminster are only a few minutes by car and the City of Bath is a short jaunt on the train, accessible just five minutes' walk away.

- Five Bedroom Period Villa
- Rural Location
- Large Garden
- Outbuildings
- Convenient access to local towns and City of Bath
- Large Scale Accommodation



Rooms

Porch

2'7" x 4'5" (0.82m x 1.37m)

Hall

16'3" x 6' (4.97m x 1.83m)

Drawing Room

16'10" x 11'4" (4.91m x 3.47m)

Music Room

13'7" x 10'10" (4.18m x 3.08m)

Sunroom

8'5" x 11'6" (2.59m x 3.54m)

Kitchen

7'6" x 10'10" (2.32m x 3.08m)

Diner, Living, Day Room

22'2" x 12'6" (6.77m x 3.84m)

Utility/Laundry Room

10'6" x 5'6" (3.23m x 1.71m)

WC

Bedroom One

17' x 16'3" (5.18m x 4.97m)

En-Suite

6'7" x 6'9" (2.04m x 2.10m)

Bedroom Two

13'3" x 11'5" (4.05m x 3.51m)

Bedroom Three

9'3" x 11'10" (2.83m x 3.38m)

Bedroom Four

8'11" x 11'10" (2.47m x 3.38m)

Bedroom Five

6'8" x 11'10" (2.07m x 3.38m)

Bathroom

5'8" x 8'7" (1.77m x 2.65m)

Cabin

16'9" x 11'4" (5.15m x 3.47m)

Outbuilding/Studio

18'10" x 17' (5.52m x 5.18m)

Parking

The drive allows for gated off street parking for multiple vehicles

Directions

From our offices turn left onto Wallbridge and cross the traffic lights before turning left onto Styles Hill. Continue up Styles Hill and proceed along the A3098 to Chapmanslade. Proceed directly through Chapmanslade and continue for approximately three miles until you reach a roundabout. Take the third exit from the roundabout onto Clydesdale Road and then the third exit again at the next roundabout onto The Spur. Take the second exit (right) at the end of the road and the property will be found on your left hand side at the corner of Mill Lane.

Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.