

**TOWN&COUNTRY**  
ESTATES



**50 Gilhespy Way, Westbury, Wiltshire, BA13 3FT**

**Offers Over £350,000**

## LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, library, sports centre, schools, churches, doctors, dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

## DESCRIPTION

Occupying a desirable position on the popular White Horse View development on the edge of Westbury, this beautifully maintained detached home, offers a perfect blend of space and comfort. The ground floor features a bright and welcoming living room, a spacious open-plan kitchen/diner—ideal for both everyday life and entertaining—and a convenient W/C. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite, along with a stylish family bathroom. The property is thoughtfully laid out with generous storage throughout. The garage has been partially converted to include a dedicated gaming area, making it a fantastic multipurpose space that can easily be used as a home office, gym, or creative studio, while still retaining storage and functionality. Outside, you'll find a private rear garden, perfect for relaxing or entertaining.

## ENTRANCE HALL

You enter the property through a spacious composite entrance hall, which provides access to the living room, kitchen/diner, a W/C, and a convenient storage cupboard. A staircase also leads from the hall to the first floor.

## W/C

## LIVING ROOM

With a bay window to the front aspect and a double-glazed window to the side, this spacious living area is filled with natural light. It features a TV point, an air conditioning unit, and a radiator.

## KITCHEN/DINING ROOM

The open-plan kitchen/dining room features French doors leading out to the garden and a double-glazed window to the rear, allowing for plenty of natural light. It is fitted with matching base and wall units, an inset sink, built-in oven, and gas hob. A convenient breakfast bar with storage underneath adds functionality, and there is also a TV point.

## FIRST FLOOR LANDING

The first-floor landing provides access to all four bedrooms, the family bathroom, and an airing cupboard.



## MASTER BEDROOM

The master bedroom has a UPVC double glazed window to front, large built in wardrobes, radiator and door to ensuite.

## EN-SUITE

The ensuite had double shower with glazed shower screen, pedestal wash basin and w/c with dual flush.

## BEDROOM TWO

The second double bedroom has UPVC double glazed window and radiator.

## BEDROOM THREE

There is a UPVC double glazed window, built in wardrobes and radiator

## BEDROOM FOUR

The fourth bedroom has a UPVC double glazed window to front aspect and radiator

## BATHROOM

The family bathroom has paneled bath with shower over and glazed shower screen, dual flush w/c and pedestal wash basin and obscured double glazed window to side.

## EXTERNAL

### FRONT

To the front of the property, there is a low-maintenance gravelled garden with shrubs, a storm porch, and an external light, along with access to driveway parking and a garage.

### REAR GARDEN

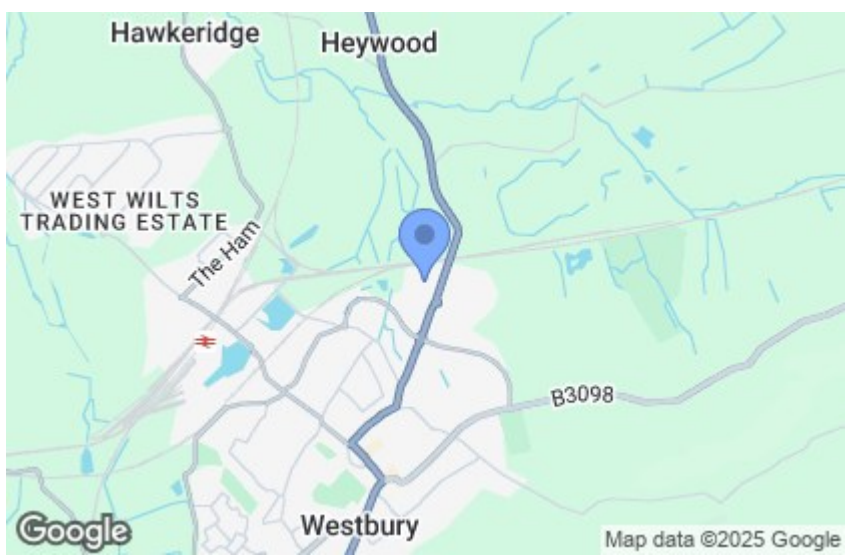
The garden features a paved pathway and side access leading to the driveway. It is mainly laid to lawn, with a paved patio area at the rear—perfect for enjoying the evening sun.

## GARAGE

The garage has an electric door and has been partially converted to include a dedicated gaming area, making it a fantastic multipurpose space that can easily be used as a home office, gym, or creative studio, while still retaining storage and functionality.

## ADDITIONAL INFORMATION

Annual modern management charge payable to Pinnacle for general upkeep of roads and communal areas - £200 per year  
Council Tax Band - E  
10 year NHBC from 2019  
EPC Rating - B



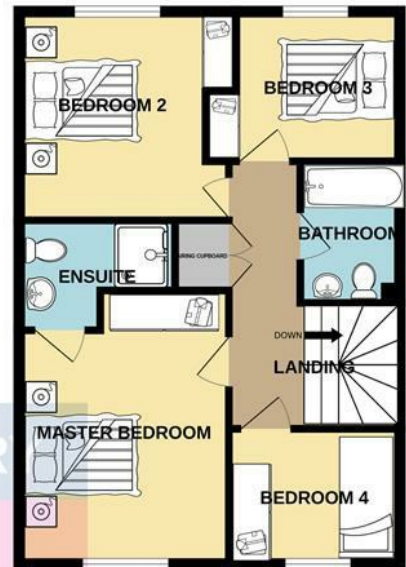




GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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