

TOWN&COUNTRY
ESTATES



Uffington Place, Westbury, BA13 3GX

Offers In Excess Of £325,000

LOCATION

Westbury is a historic market town situated at the western edge of Salisbury Plain, close to the iconic Westbury White Horse. The town offers a good range of everyday amenities and leisure facilities, including a library, sports centre, schools, churches, doctors' and dentists' surgeries, a post office and the historic Westbury Swimming Pool.

For commuters, Westbury benefits from excellent rail connections, providing direct links to Bath, Bristol and London. By road, Salisbury, Bristol and Swindon can all be reached in approximately an hour, making Westbury an attractive choice for those looking to combine convenient transport links with the benefits of a well-established market town.

DESCRIPTION

This impressive three/four-bedroom home is presented in fantastic condition throughout, offering stylish and contemporary accommodation that is ready to move straight into. The ground floor features a modern cloakroom with LED lighting, a versatile fourth bedroom/study and a beautifully fitted kitchen/diner/family room, complete with a comprehensive range of integrated appliances.

The first floor provides a spacious living room with a fitted media unit, alongside a generous double bedroom with built-in wardrobes and a modern en-suite shower room. On the second floor, there are two further double bedrooms and a well-appointed family bathroom.

Externally, the property continues to impress with an enclosed, low-maintenance rear garden, driveway parking for at least two vehicles and an excellent garage, complete with an electric up-and-over door and a range of fitted storage units.

ENTRANCE HALL

The property is entered via a modern composite door into the welcoming entrance hall, which features a radiator and useful storage cupboard with space for coats and shoes. Doors lead to bedroom four/study, the cloakroom and the impressive kitchen/diner/family room, while stairs rise to the first-floor landing.

CLOAKROOM

The modern downstairs cloakroom is fitted with a heated towel rail, extractor fan and contemporary wash hand basin inset into a vanity unit with tiled splashback. Further features include an LED-lit mirror, concealed-cistern WC with dual-flush button and stylish soft LED lighting, creating a bright and contemporary finish.

BEDROOM 4/STUDY

9'1" x 6'1"

Bedroom four/study is a versatile room featuring a UPVC double-glazed window to the front aspect, radiator and a useful fitted ten-drawer desk, making it ideal for use as either a home office, study or occasional fourth bedroom.

KITCHEN/DINER/FAMILY ROOM

23'3" max x 12'9"

The immaculately presented and stylish kitchen/diner/family room is fitted with a comprehensive range of matching wall, base and drawer units, complemented by laminate worktops and an inset stainless steel sink. A range of integrated appliances includes a dishwasher, washing machine, fridge/freezer and electric oven, together with an inset electric hob and extractor hood.

The spacious dining and family area provides ample room for a large sofa and dining table, making this a fantastic social and entertaining space. Further features include a useful storage cupboard, UPVC double-glazed windows and UPVC French doors opening onto the rear garden.



FIRST FLOOR LANDING

The first-floor landing features a radiator and provides access to the spacious living room and bedroom one, with stairs continuing to the second floor.

LIVING ROOM

12'9" max x 10'2"

The spacious living room features a radiator and two UPVC double-glazed windows to the front aspect, allowing plenty of natural light into the room. A stylish fitted media unit provides a dedicated space for a television of up to 55 inches.

BEDROOM 1

10'9" x 9'9"

Bedroom one is a generous double bedroom featuring two UPVC double-glazed windows, a radiator and stylish wall-hung bedside tables with integrated lighting. A large, full-width built-in wardrobe provides excellent storage, while a door leads through to the en-suite shower room.

ENSUITE

The newly fitted and upgraded en-suite shower room has been finished to a modern and stylish standard, featuring a heated towel rail, obscure UPVC double-glazed window and extractor fan. The spacious mains-fed shower benefits from two separate shower heads and a contemporary glass screen, complemented by a concealed-cistern WC, wash hand basin inset into a modern vanity unit and an LED-lit mirror.

BEDROOM 2

12'9" x 11'5"

Bedroom two is a well-proportioned double bedroom featuring a Velux window, radiator and a useful built-in desk/vanity unit. A storage cupboard houses the high-pressure hot water cylinder, providing practical additional storage within the room.

BEDROOM 3

12'8" x 7'4"

Bedroom three is another well-proportioned bedroom, featuring both a Velux window and UPVC double-glazed window, allowing plenty of natural light into the room. The bedroom also benefits from a radiator, built-in storage cupboard and a range of fitted bedroom furniture.

BATHROOM

The family bathroom is fitted with an obscured UPVC double-glazed window, radiator and extractor fan, together with a close-coupled WC, pedestal wash hand basin and white paneled bath. A loft hatch provides access to the roof space.

EXTERIOR

REAR GARDEN

The enclosed rear garden has been designed for low-maintenance outdoor enjoyment, featuring a patio seating area leading onto a raised decking area and a further hardstanding patio space, all complemented by decorative gravel. A side gate provides convenient access to the garage and driveway.

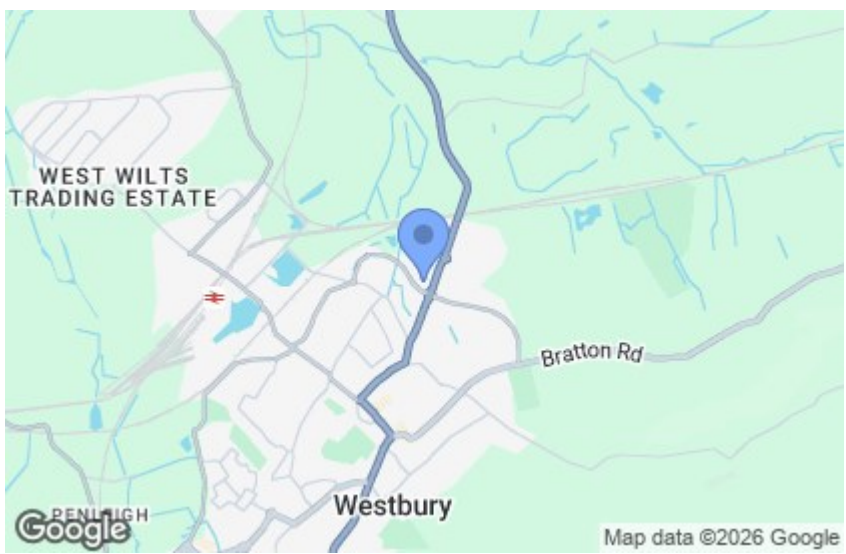
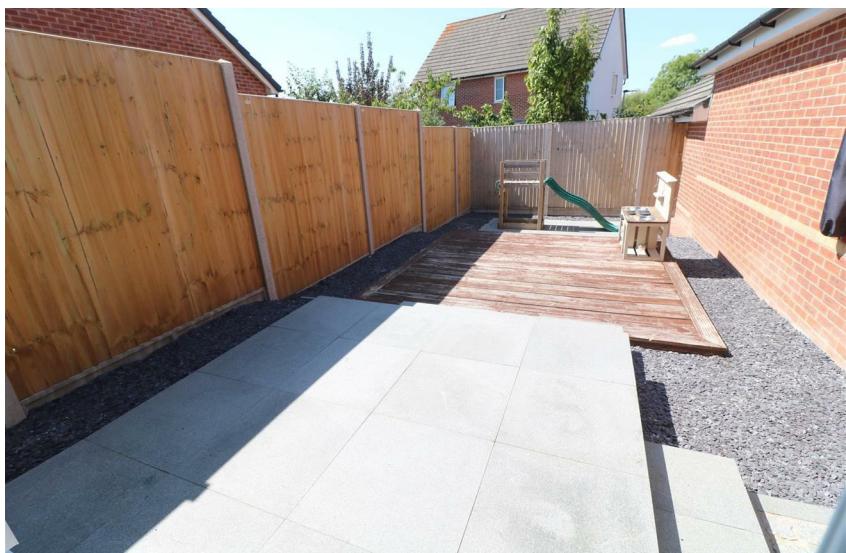
FRONT AND GARAGE

To the front of the property, a stylish tiled pathway leads to the entrance and surrounds a low-maintenance front garden finished with decorative gravel. To the side, a generous driveway provides ample parking and leads to the garage, which benefits from an electric up-and-over door.

The garage is particularly impressive and has been thoughtfully fitted with quality flooring, power and lighting, together with an excellent range of high-quality fitted storage cupboards, making it ideal for both secure vehicle storage and additional workspace.

ADDITIONAL INFORMATION

Council tax band D







GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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Ground floor
629 sq.ft. (58.4 sq.m.) approx.



1st floor
390 sq.ft. (35.3 sq.m.) approx.



2nd floor
330 sq.ft. (30.6 sq.m.) approx.



Total Floor Area : 1338 sq.ft. (124.3 sq.m.) approx.

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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