

TOWN&COUNTRY
ESTATES



Laurel House, Warminster Road, Westbury, Wiltshire BA13 3PR

Guide Price £525,000

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. On offer locally is a range of shopping and leisure facilities including, Library, sports centre, Schools, Churches, modern health centre, 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 Westbury very desirable for families and commuters alike.

DESCRIPTION

This exceptionally well presented, four bedroom detached Victorian residence offers the perfect blend of timeless character and modern luxury. Set in a desirable central location, this fabulous home retains a wealth of original features including high ceilings, sash windows (now uPVC), picture rails and period fireplaces - ideal for those who appreciate the elegance of traditional architecture.

The ground floor accommodation offers a welcoming entrance hall leading to three reception rooms, a bright and airy kitchen/breakfast room, inner hall with storage cupboards and a modern shower room. Upon reaching the landing, a beautiful stained glass window faces the front aspect, with doors accessing three double bedrooms with cast iron fireplaces and a single bedroom with French doors opening to a private balcony. A luxury family bathroom, with a freestanding roll top bath, completes the first floor.

Further benefits include gas central heating, uPVC double glazing, detached double garage, extensive driveway parking and mature, well kept wrap around gardens.

PORCH

The impressive stone pillared porch has attractive tiled flooring, an outside light and provides access to the front door of this beautiful home.

ENTRANCE HALL

You enter the property through a composite door with a glazed panels, the welcoming entrance hall really sets the tone for the rest of the home, with modernised period decor. There is Victorian style tiled flooring, picture rail, a radiator with decorative cover, stairs to the first floor and wooden doors to the lounge, sitting room, dining room and kitchen/breakfast room.

LOUNGE

12'9" x 10'9"

With two uPVC double glazed sash windows to the front, a feature fireplace with a newly fitted (August 2025) log burning stove, stone hearth and cast iron fire surround, shelving in the recess, picture rail, radiator and TV point.

SITTING ROOM

11'9" x 11'9"

The second reception room has a uPVC double glazed bay window to the front and a uPVC double glazed sash window to the side, a large period style fireplace with open fire, picture rail and radiator.

DINING ROOM

10'5" x 9'10" max

Used as the dining room, the third reception room has two uPVC double glazed sash windows, a cast iron Victorian fireplace, built in cupboard, picture rail and a radiator.

KITCHEN/BREAKFAST ROOM

14'5" max x 12'5" max

Flooded with natural light from the two uPVC double glazed windows to the rear and the Velux in the ceiling, the refurbished and modernised kitchen/breakfast room offers a range of matching base, wall and drawer units, 1 1/2 bowl inset ceramic sink with chrome mixer tap, wooden worksurfaces and tiled splashbacks, a freestanding range cooker with gas hob and contemporary extractor with light over, integrated dishwasher, integrated fridge, plumbing for a washing machine, breakfast bar, radiator, tiled flooring, a door to the inner hall and a glazed uPVC door to the rear garden.

INNER HALL

An inner hall leads to the shower room, a pantry and a useful storage cupboard with a wall mounted Worcester gas boiler.



SHOWER ROOM

This well presented room has an obscure uPVC double glazed sash window to the side, corner shower cubicle with chrome mains shower, large vanity unit with inset dual flush WC, sink with chrome mixer tap and storage, heated towel rail, extractor fan and attractive tiled splashbacks.

FIRST FLOOR LANDING

The open landing has a gorgeous stained glass window to the front, tastefully part panelled walls, radiator with decorative cover and wooden doors to the four bedrooms and bathroom.

BEDROOM ONE

12'9" max x 11'1"

Bedroom one has two uPVC double glazed sash windows to the front, a Victorian cast iron fireplace, storage cupboard, picture rail and a radiator.

BEDROOM TWO

12'1" x 11'9"

Bedroom two has two uPVC double glazed sash windows to the side, a Victorian cast iron fireplace, picture rail and radiator.

BEDROOM THREE

11'1" x 10'2"

The third double bedroom has an elegant arched uPVC double glazed sash window overlooking the rear garden, a Victorian cast iron fireplace, picture rail, radiator and access to the loft.

BEDROOM FOUR

10'9" x 6'6"

This wonderful single bedroom has uPVC French doors opening to the balcony - with its far reaching views, this is the perfect private space to enjoy a morning coffee or evening tipple. The room also offers a radiator.

LUXURY BATHROOM

The luxury bathroom has an obscure uPVC double glazed sash window to the side, a gorgeous freestanding roll top bath with ornamental mixer tap and shower attachment, low level WC, pedestal basin, heated towel rail, tiled splash backs and an extractor fan.

EXTERIOR

FRONT

Laurel House is set back from Warminster Road behind a red brick wall and mature planted borders, there is pedestrian gated access to one side and 'in and out' vehicle access to the drive to the other side.

DRIVEWAY

The block paved drive provides plentiful off road parking, 'in and out' vehicle access to Warminster Road and pedestrian gated access to the front and rear gardens.

GARDENS

The fabulous well kept gardens wrap around the home and offer an abundance of privacy with its mature hedging, bushes and plants - perfect for outdoor dining, entertaining or simply relaxing. There is a paved patio, lawn, wooden shed, pond, external power sockets, external lights and external tap. A path leads around the property, with gate to the drive and rear door to the garage.

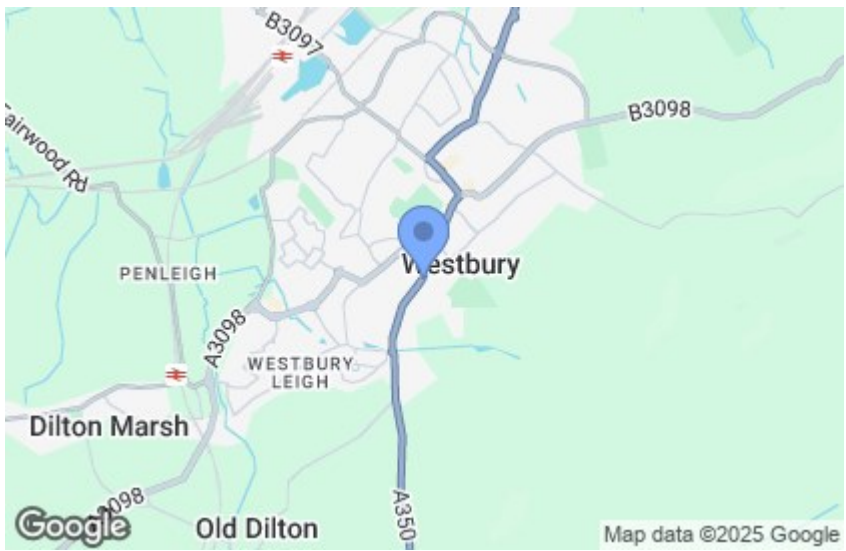
GARAGE

17'8" x 16'4"

The spacious detached double garage has an electric roller door to the front, work bench, eaves storage, power and light.

ADDITIONAL INFORMATION

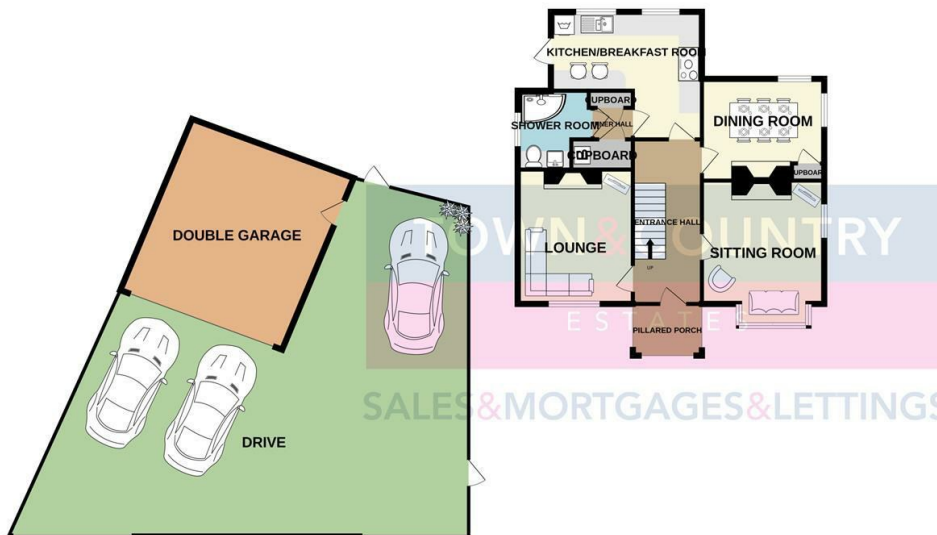
Council Tax Band - E







GROUND FLOOR



1ST FLOOR



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
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 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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