



Bridge House, Westbury Leigh, Westbury

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# Bridge House, Westbury Leigh, Westbury, BA13 3SH

An appealing 17th century family house of great character, with seven bedrooms, separate annexe, triple garage and lovely gardens

Westbury town centre 1.5 miles, Westbury mainline station 1.9 miles (1 hour 22 minutes to London Paddington), Warminster town centre 4.0 miles

Drawing room | Snug | Games room | Dining room | Kitchen/breakfast room | Utility | Seven bedrooms | Two bathrooms | Garage with annexe/studio/office above and a shower room (EPC rating D) | Garden stores | Garden | EPC Rating E

## The property

Bridge House is a handsome Grade II Listed property with almost 4,000 square feet of attractive accommodation, and a wealth of original details, including exposed timber beams and grand open fireplaces.

On the ground floor, the main reception room is the 32ft drawing room with its exposed wooden floorboards and impressive fireplace, which is fitted with a woodburning stove. There is also a dining room with flagstone flooring, a comfortable snug with a woodburner and a games room, which could be used as an additional family room. The kitchen has wooden units, a split butler sink and an induction range cooker, as well as space for a breakfast table, while there is also a large utility room providing further space for storage and appliances.

There is one bedroom on the ground floor, as well as a bathroom, while the first floor provides a further six bedrooms in two separate areas, accessed via two staircases at either end of the house. One of the bedrooms is a walk-through, which could be used as a home study or a large

dressing room if required. The first floor also has a family bathroom. The property has several lofts providing significant storage and including a large boarded main loft with a door giving access to a parapet.

## Outside

At the front, the house opens onto Westbury Leigh, while the main entrance is to the rear. The gravel driveway at the side of the house provides plenty of parking space and access to the detached oak-framed garaging block with workshop and rear woodstore, which has useful accommodation on its first floor, including a shower room, for use as a studio, office or annexe. The garden (just under one acre) to the rear includes paved terracing and pathways, areas of lawn and meadow and a vegetable garden with raised beds. The garden includes the Biss Brook, which flows gently past, creating a sense of tranquillity; a bridge gives access to a secluded garden across the brook. The inner garden is walled providing a safe space for children & pets. There are a several additional outbuildings and a large wooden play fort.

## Location

The property is part of the village of Dilton Marsh found on a short no-through section of Westbury Leigh at the edge of the charming former market town of Westbury. The town provides a range of everyday amenities, including local shops, supermarkets and leisure facilities, as well as primary and secondary schooling. The larger town of Warminster is just four miles away, providing a more extensive selection of shops and supermarkets, together with a choice of restaurants, cafés and pubs.

The area is well connected by road, with the A36 providing access towards Bath, while Westbury's mainline station offers direct services to London Waterloo and London Paddington. Dilton Marsh Halt is a short walk with some services to Bath, Bristol, Salisbury, Southampton & Cardiff.

























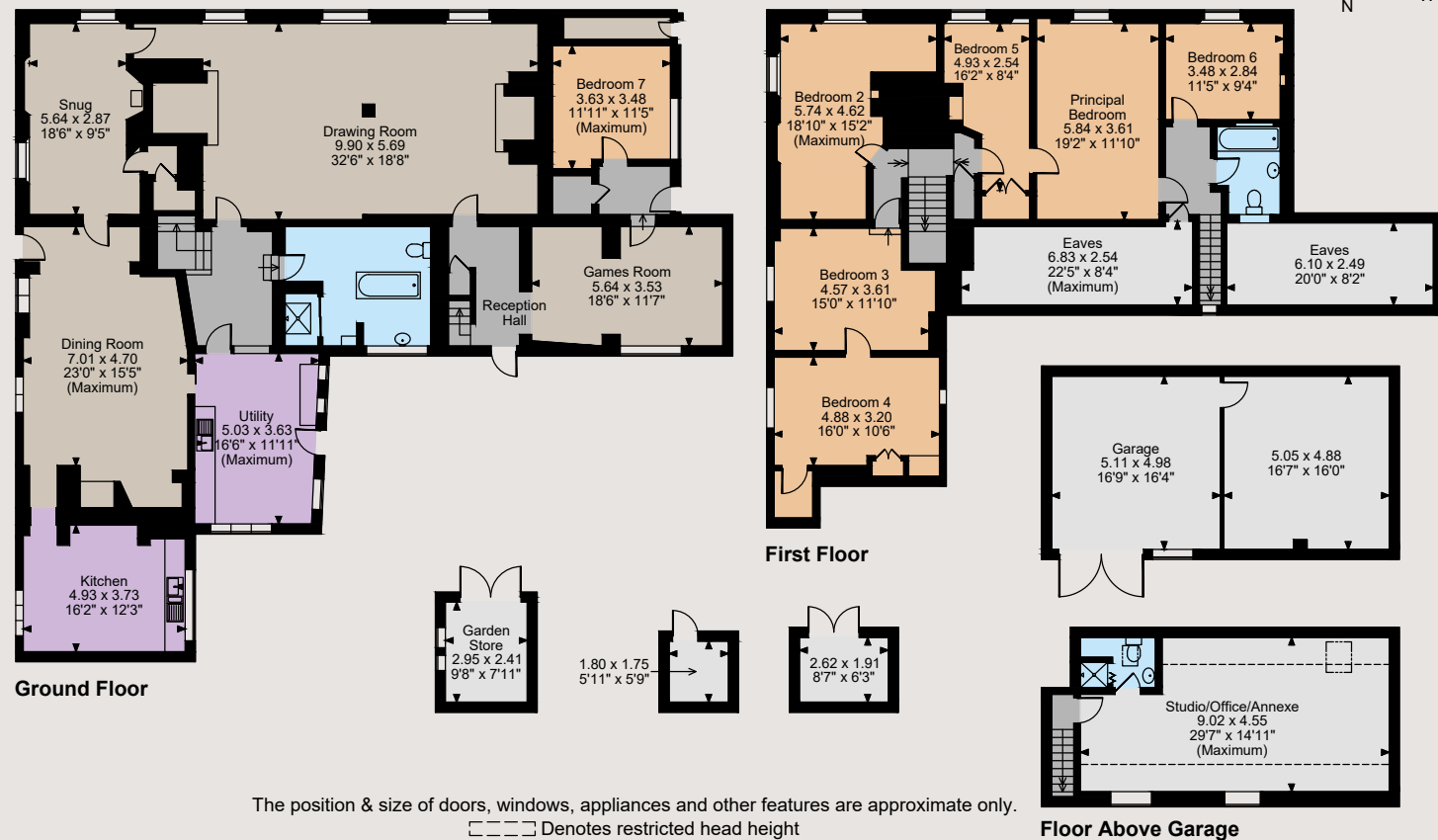
## Floorplans

House internal area 4,003 sq ft (365 sq m)

Garage internal area (incl restricted height areas) 1093 sq ft (101 sq m)

Outbuildings internal area 706 sq ft (65 sq m)

For identification purposes only.



## Directions

From Bath, take the A36 south towards Warminster and continue through Beckington and Standerwick before turning left onto Marsh Road. Continue into Ditton Marsh, then take the first exit and second exit at consecutive roundabouts onto the B3099/High Street. Take the first exit at the next roundabout onto Tanyard Way, then take the second exit and the third exit at the subsequent roundabouts, onto The Spur. At the next roundabout, take the second exit onto Westbury Leigh, and the property will be on the right-hand side.

## General

**Local Authority:** Wiltshire Council

**Services:** All mains services are connected.

**Council Tax:** Band G

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Tenure:** Freehold

**Guide Price:** OIEO £1,000,000

## Bath

7-9 North Parade Buildings, Bath, BA1 1NS

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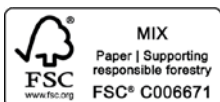
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