



Brambles

216A Gipsy Lane, Holt, Trowbridge, Wiltshire, BA14 6QW



KINGTONS

Nestled in a secluded and unique position, this detached bungalow sits on a prime plot with a pleasant outlook and offers tremendous potential for modernisation. Conveniently located near local amenities, including a shop with post office, primary school, two pubs, a cafe', and the National Trust's Courts Garden, this property offers a rare opportunity to create a bespoke home in one of the area's most desirable villages. Available with no onward chain, it presents a superb chance to craft a dream home in a beautiful setting.



Rare Opportunity
Choice Secluded Plot
Immense Scope For Improvement
Three Bedrooms
Two Reception Rooms
Kitchen
Utility Room & Cloakroom
Bathroom
Garage
Oil Fired Central Heating

Guide Price £450,000

OFFERS INVITED BY 5PM MONDAY 7TH OCTOBER 2024



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

Hallway

Radiator, loft hatch, storage cupboard, airing cupboard housing hot water cylinder.

Sitting Room

4.51m (14'10") x 3.79m (12'5")

UPVC double glazed double doors and windows to front, UPVC double glazed bay window to side, open fireplace, radiator.

Dining Room

4.52m (14'10") x 2.55m (8'4")

UPVC double glazed double doors to side, radiator, open plan to:

Kitchen

3.82m (12'7") x 2.70m (8'10")

UPVC double glazed windows to side side and rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge and freezer, fitted electric oven and four ring electric hob, door to:

Utility Room

Glazed door and window to rear, space for freezer and tumble dryer, floor mounted oil-fired boiler, door to:

Cloakroom

Close coupled WC, extractor fan.

Bedroom 1

4.23m (13'11") x 3.64m (11'11")

UPVC double glazed window to front, radiator.

Bedroom 2

3.64m (11'11") x 3.18m (10'5") max

UPVC double glazed window to side, radiator.

Bedroom 3

3.80m (12'6") x 2.41m (7'11")

UPVC double glazed window to rear, radiator.

Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with fitted shower over, wash hand basin in vanity unit and close coupled WC, tiled splashbacks, radiator.

EXTERNALLY

Various plants, shrubs and trees, outside cold water tap, oil tank, driveway to garage.

Garage

5.02m (16'6") x 2.84m (9'11")

Obscure glazed window to rear, up and over door to front.

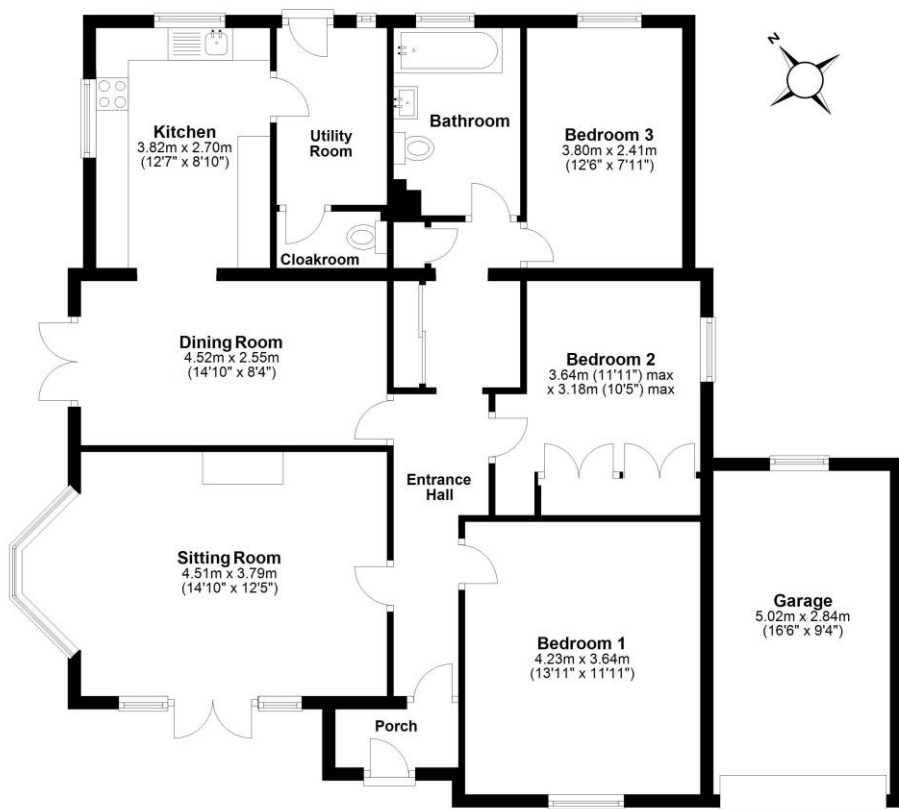
Council Tax: Band D - £2210.34

(April 2024 - March 2025 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the agent Kingstons.





Main area: Approx. 104.5 sq. metres (1124.7 sq. feet)
Plus garage, approx. 14.3 sq. metres (153.5 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



What3words: ///loafing.avid.printing

Directions: Leave Bradford on Avon via the B3107 Holt Road. Drive through the village, past the shop. Approximately 170 yds on the left past Beckerley Lane is the small entrance to Gipsy Lane. Brambles will be found towards the top of the lane on the right-hand side.

Agents Note: There was a structural repair carried out at this property in 2024, which was caused by nuisance vegetation. The issue has now been resolved and a certificate of structural adequacy has been issued.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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