



21b Leigh Road
Holt, Trowbridge, Wiltshire, BA14 6PW



A rare opportunity to acquire a versatile detached bungalow set on a generous plot with open views across adjoining fields. Requiring modernisation, this extended home offers flexible living space ideal for a larger family, with clear potential to create a self-contained annex. Privately positioned and accessed via its own level driveway, the property provides easy access for those with limited mobility. A detached double garage offers scope for conversion into ancillary accommodation (subject to any necessary consents), further enhancing the potential of this already spacious setting. Ample off-road parking complements the practical layout. Situated within walking distance of a well-served village, residents benefit from local amenities including a shop with post office, two pubs, a cafe, a primary school, and a church. Properties of this nature - with such versatility, rural outlook, and no onward chain - are seldom available.

£795,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed entrance door and window to side, UPVC double glazed window to rear, radiator, two storage cupboards, airing cupboard with radiator.

Sitting Room 6.28m (20'7") x 4.10m (13'6")

UPVC double glazed window to rear, aluminium double glazed window to side, aluminium double glazed double door to garden, feature fireplace with gas fire, two radiators.

Dining Room 3.07m (10'1") x 2.85m (9'4")

UPVC double glazed window to rear.

Kitchen 5.08m (16'8") x 3.33m (10'11")

Aluminium double glazed window to rear, fitted with a matching base and eye level units with worktop space over, stainless steel sink, space for fridge, integrated dishwasher, freestanding gas oven with extractor hood over, radiator.

Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, wall mounted gas fired boiler, hot water cylinder.

Bedroom 1 4.92m (16'2") x 4.69m (15'5")

UPVC double glazed sliding door to garden, radiator.

En-Suite Bathroom

UPVC obscure double glazed window to side, four piece suite comprising bath, shower enclosure, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, shaver point, radiator.

Bedroom 2 4.08m (13'5") x 3.95m (13')

Aluminium double glazed window to front, built in wardrobe, radiator.

En-Suite Shower Room

Shower enclosure, close coupled WC, extractor fan, radiator.

Bedroom 3 4.69m (15'5") x 3.87m (12'8")

Aluminium double glazed window to front, built in wardrobe, radiator, loft hatch.

Bedroom 4 4.10m (13'5") x 3.95m (13')

Aluminium double glazed window to front, radiator.

Bedroom 5 4.98m (16'4") x 2.73m (8'11")

UPVC double window to side, built-in wardrobe, radiator, aluminium double glazed sliding door to front.

Bathroom

Aluminium obscure double glazed window to side, bath with shower over, pedestal wash hand basin, radiator.

WC

Aluminium obscure double glazed window to side, low-level WC, radiator.

EXTERNALLY

Generous plot of approximately 0.4 of an acre with driveway to the front providing ample parking and rear garden mainly laid to lawn with a patio area, storage shed, green house.

Double Garage 7.34m (24'1") x 5.99m (19'8")

Two uPVC double glazed windows to rear, uPVC double glazed window to side, two up and over door, two double doors, uPVC double glazed door to side.





Main area: Approx. 193.0 sq. metres (2076.9 sq. feet)

Plus double garage: approx. 41.4 sq. metres (445.3 sq. feet)

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



Council Tax: Band F - £3,341.86 (April 2025 - March 2026 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///pleasing.committee.tripled

Directions: Leave Bradford on Avon via the B3107 Holt Road and continue for approximately 1.5 miles. Upon entering Holt, proceed over the mini roundabout and turn immediately left onto Leigh Road. Number 21b will be found on the left-hand side, accessed via a private driveway.

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		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY
01225 867591 | bradford@kingstons.biz
www.kingstons.biz


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