



23 The Tannery
Holt, Trowbridge, Wiltshire, BA14 6HS

A Home with a Difference. Set within the sought-after Tannery development, built in 2021 by Stonewood, this outstanding detached home combines contemporary design with a strong respect for the architectural heritage of its surroundings. Light-filled and beautifully proportioned, it offers generous living spaces enhanced by stylish, high-quality fittings throughout. Perfectly placed, the property is just a short walk from Holt's excellent amenities, including a school, village shop with post office, café, two welcoming pubs, the Glove Factory Studios work hub, and the National Trust's Courts Garden. Bradford on Avon station is only two miles away, providing convenient links to Bath, Bristol, and London. Rarely available on the open market, this is an exceptional opportunity to acquire a distinctive yet practical family home; stylish, versatile, and truly unlike the average modern property.

£725,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Double glazed window and entrance door to side, under floor heating, stairs to the first floor.

Cloakroom 1.58m (5'2") x 0.96m (3'2")

Wash hand basin and close coupled WC, extractor fan, under floor heating.

Sitting Room 5.56m (18'3") x 4.11m (13'6")

Double glazed window to front, under floor heating, under stairs storage cupboard.

Kitchen/Dining Room 6.04m (19'10") x 5.56m (18'3")

Double glazed window to side, tri-fold door to garden, fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboard under, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, fitted eye level electric oven, five ring electric induction hob with extractor hood over, wine cooler, under floor heating.

Utility Room 3.78m (12'5") x 2.28m (7'6")

Double glazed window to front, door to rear, fitted with a matching range of base and eye level units, stainless steel sink, plumbing for washing machine, space for tumble dryer, under floor heating.

FIRST FLOOR

Landing

Two double glazed Velux windows to side, double glazed window to side, cupboard housing hot water cylinder.

Bedroom 1 3.96m (13') x 3.54m (11'7")

Double glazed window to rear, radiator, loft hatch, open plan to:

Dressing Area 1.92m (6'4") x 1.45m (4'9")

Double glazed Velux window, fitted wardrobes.

En-suite Shower Room 2.40m (7'10") x 1.92m (6'4")

Three piece suite comprising shower enclosure, wash hand basin with drawers, and close coupled WC, extractor fan, shaver point, heated towel rail, under floor heating.

Bedroom 2 4.12m (13'6") x 3.21m (10'6")

Double glazed window to front, radiator.

Bedroom 3 4.13m (13'7") x 2.24m (7'4")

Double glazed window to side, radiator.

Bedroom 4 3.78m (12'5") x 2.91m (9'7")

Double glazed windows to front and rear, radiator, loft hatch.

Bathroom 3.54m (11'7") x 1.96m (6'5")

Double glazed Velux window, three-piece suite comprising bath with shower over, wash hand basin and close coupled WC, extractor fan, shaver point, heated towel rail.

EXTERNALLY

The rear garden is mainly laid to lawn with patio area, flower beds, external lighting and power, gated side access and outside cold water tap. A driveway to the side of the property provides off road parking, with bin store, bike store, and flower bed.

Council Tax:

Band F - £ 2,313.59

(April 2025 - March 2026 financial year).

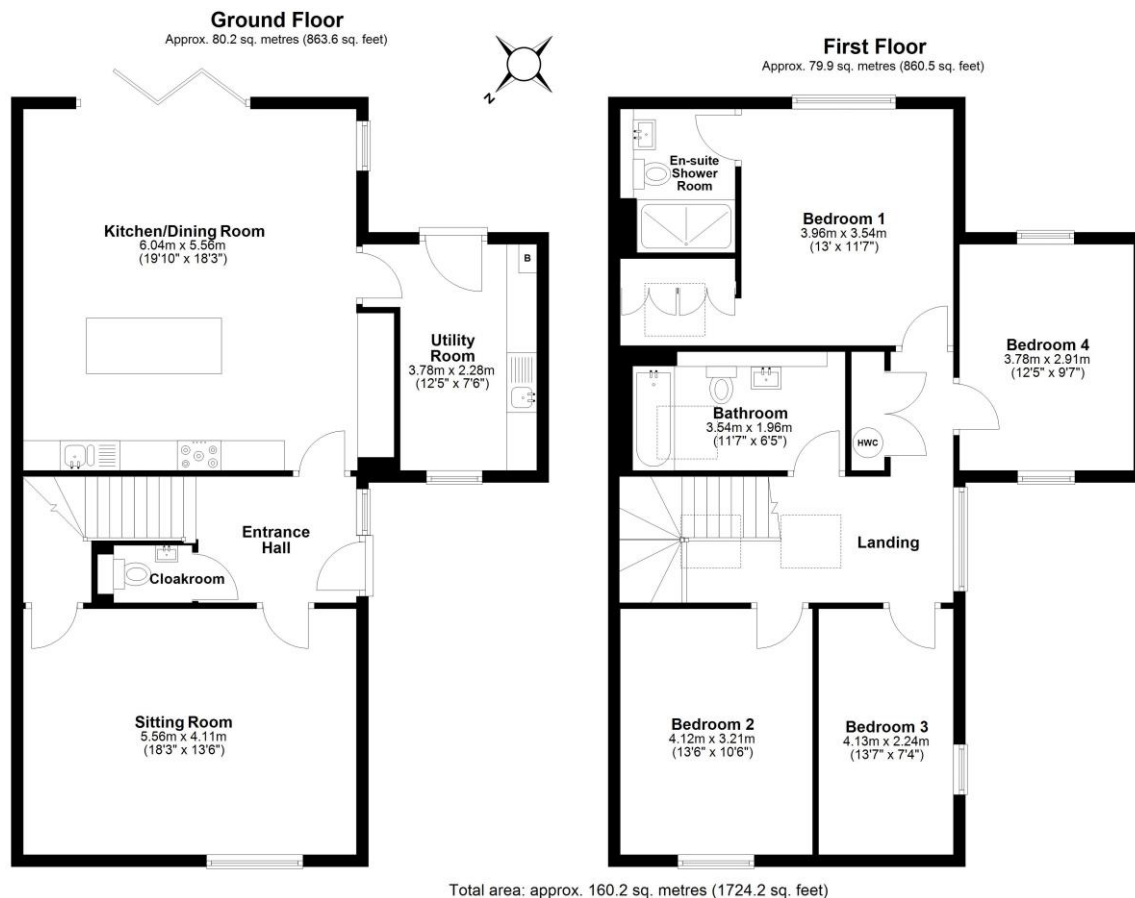
Tenure:

Freehold.

Estate Charge:

£40 per month.



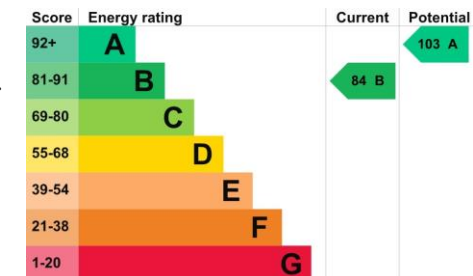


Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///butchers.drummers.grit

Directions: Leave Bradford on Avon via the B3107 Holt Road. On reaching Holt, take the third turning left by the shop onto The Midlands. Follow the road around to the right and take the next turning left onto The Tannery. Continue to the T junction at the end of the road and turn right. No 23 will be found on the right-hand-side.

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.



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