





📍 21 The Tannery, Holt, BA14 6HS

🏠 Guide Price £725,000

A stunning four bedroom, one reception room, two bathroom, detached house built by Stonewood Homes to a very high standard within this highly popular development within Holt. The property provides off street parking and a well presented garden complete with garden kitchen.

- Detached
- Highly Regarded Village Location
- Four Bedrooms
- One Reception Room
- Two Bathrooms
- Large Open Plan Kitchen/Dining Room with Bi-Fold Doors
- Beautifully Presented
- Driveway Parking For Numerous Vehicles
- Rear Garden with Garden Kitchen
- Built by Stonewood Homes

🏡 Freehold

🏠 EPC Rating B





Rare to the market is this stunning four bedroom, one reception room, two bathroom detached house with rear garden, private driveway parking situated on this popular development within this highly regarded village which boasts fine amenities including Public Houses, a general store and two National Trust Properties.

The property offers excellent accommodation over two floors comprising; entrance hall with cloakroom leading off, a beautifully appointed reception room spanning the width of the house to the front. The kitchen/dining room is located to the rear of the property and is the heart of this stunning home with bi-fold doors opening to the rear garden. The kitchen has been designed with sleek and modern units with granite worktops and a central island. Integrated appliances include; induction hob with hood above, double fan oven, dishwasher and a fridge/freezer. Completing the ground floor accommodation is the useful utility room which is spacious providing space for a washing machine and tumble dryer. The first floor offers four bedrooms all boasting impressive ceiling heights and an impressive galleried landing. The principle bedroom is well proportioned with fitted wardrobes as well as a tastefully finished en-suite shower room. The three further bedrooms are serviced by the stylish and modern bathroom suite.

Externally there is a beautiful landscaped garden offering a delightful space for outside dining with a superb garden kitchen area with a range of shelving and worktop space along with a BBQ space. Raised beds offer a variety of plants creating a stunning visual interest. To the front of the house is driveway parking for a number of vehicles and a gate leading to the rear garden.

**Situation**

The village of Holt has an excellent community atmosphere and is conveniently situated approximately 3 miles from Melksham, Trowbridge and Bradford on Avon. Village amenities include a general store, churches, public houses, primary school and recreational facilities. Situated within the village are two national trust properties, The Courts and Chalfield Manor. The further facilities of Bradford on Avon are within easy reach and include shops, public houses, public library, indoor swimming pool and railway station. The Georgian City of Bath is just c.12 miles distant which provides a thriving cosmopolitan retail centre with many fine restaurants and wine bars, The Theatre Royal, excellent sporting facilities and also a main line railway station providing direct access to Bristol and London Paddington.

**Property Information**

Council Tax Band: F

Freehold

Mains Services

Double Glazed

E.P.C Rating: B

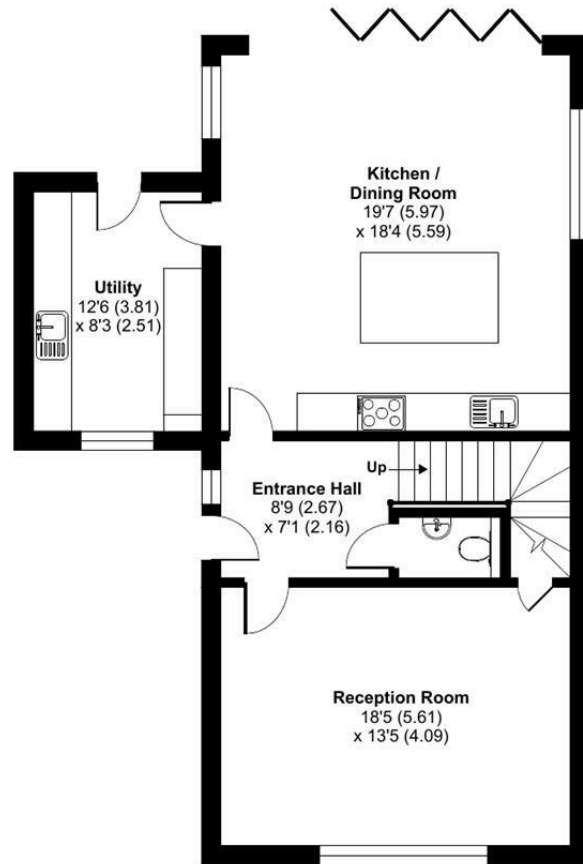
Please note there is a management fee of circa £400 per annum for the maintenance and landscaping of the communal areas.



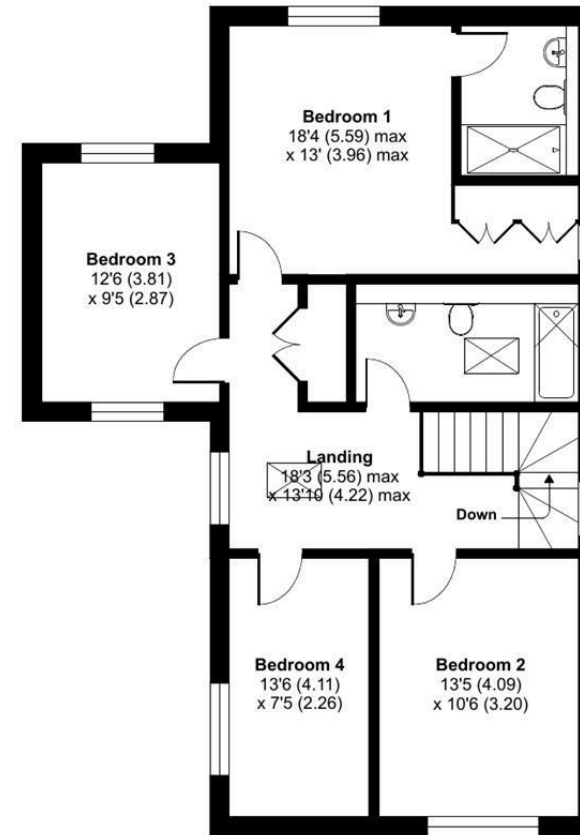
# The Tannery, Holt, Trowbridge, BA14

Approximate Area = 1762 sq ft / 163.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1281449

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