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📍 Plot 12, Church Farm Church Street, Hilperton, Wiltshire, BA14 7RG

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💷 £825,000

An attractive, high specification, four bedroom, two bathroom, detached house (show home) with well enclosed gardens and off street parking for three cars, which forms part of a small, select development, in a stunning village setting, built by the renowned, awarding winning Ashford Homes.

- Brand Newly Built, Detached House
- Four Bedrooms
- Stunning, Open Plan Living Space
- Contemporary Kitchen With Integrated Appliances & Quartz Worktops
- Underfloor Heating Via An Air Source Heat Pump
- Private, Well Enclosed Garden
- Off Street Parking For 3 Cars
- Exchange before Christmas to secure an exclusive price reduction on your new home!
- 10 Year, LABC Structural Warranty
- *Only Three Plots Remaining*

🏡 Freehold

🏠 EPC Rating B



Brand newly built house which is complete and ready to move into before the end of the year. Exchange before Christmas to secure an exclusive price reduction on your new home!

Church Farm offers the opportunity to purchase a high specification, detached house within a small development of only 15 homes, in a stunning village setting, built by the renowned, awarding winning Ashford Homes. Plot 12 is the show home for the development and one of only two plots remaining.

The property offers spacious and versatile accommodation over two floors comprising; lovely, light entrance hall with cloakroom off, fabulous open living/dining/kitchen area across the rear of the house with two sets of French doors opening onto the garden, contemporary units, BQS quartz worktops and integrated appliances, office/study, utility room, generous gallery landing area with an expanse of windows to the front, principle bedroom with built in wardrobes and en suite shower room, three further bedrooms and a fully tiled bathroom with four piece, modern white suite.

Externally there is a well enclosed garden with paved patio seating areas, section of lawn, shrub beds and ornamental bushes.

Detached, open barn for parking two cars and an additional parking space to the side.

The property further benefits from underfloor heating via an air source heat pump, double glazing, floor coverings throughout and a 10 year, LABC, structural warranty.

Situation

Hilperton is a popular village which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

Property Information

EPC Rating; B

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Freehold

Complete and ready for immediate occupation



PLOT 12

FIRST

Main Bedroom
4.20m x 4.35m
(13'8" x 14'3")

Bedroom 2
3.94m x 3.60m
(12'9" x 11'8")

Bedroom 3
3.43m x 4.31m
(11'3" x 14'1")

Bedroom 4
3.29m x 2.61m
(10'8" x 8'6")

GROUND

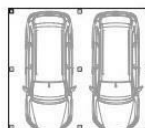
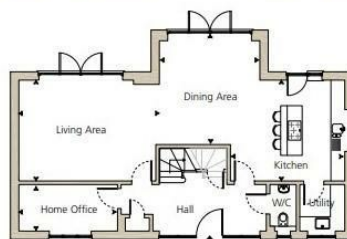
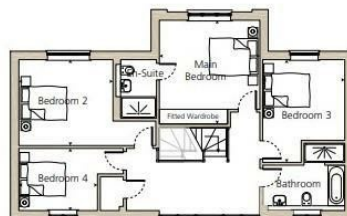
Kitchen
4.78m x 4.27m
(15'7" x 14'0")

Dining Area
4.20m x 4.35m
(13'7" x 14'2")

Living Area
5.73m x 4.23m
(18'8" x 13'9")

Home Office
4.13m x 1.95m
(13'5" x 6'4")

Total Net Sales Area
2002 sq.ft



Substantial contemporary four bedroom detached property featuring an impressive open plan kitchen/dining/living room with doors leading to the garden. Home office, utility and cloakroom.

Upstairs features four double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.

Parking for three cars including a double parking barn with green roof.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

