





📍 Plot 15, Church Farm Church Street, Hilperton, Wiltshire, BA14 7RG

💷 £895,000

A spectacular, high specification, five bedroom, three bathroom, detached house with walled garden 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
- Five Bedrooms
- Stunning, Open Plan Living/Dining Room/Kitchen
- Contemporary Kitchen With Integrated Appliances & Quartz Worktops
- Underfloor Heating Via An Air Source Heat Pump
- Walled 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 15 is the largest house on the development and one of only two plots remaining.

The property offers spacious and versatile accommodation over three floors comprising; entrance hall with cloakroom off, light and generously proportioned, open plan living/dining room/kitchen with two sets of French doors opening onto the garden, contemporary units, integrated appliances, BQS quartz worktops and bespoke dresser unit, utility room, , first floor sitting room with Juliet balcony, principle bedroom with built in wardrobes and fabulous en suite bathroom with four piece suite, three further bedrooms, study/bedroom 5, family bathroom and a shower room.

Externally there are walled gardens to the side and rear with paved patio seating areas and section of lawn.

Open sided carport, providing covered parking for two cars. Additional parking space to the side.

The property further benefits from underfloor heating via an air source heat pump, double glazing 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 15

## SECOND

Bedroom 2  
3.22m x 4.18m  
(13'9" x 13'4")

Bedroom 3  
3.05m x 4.18m  
(10'0" x 13'4")

## FIRST

Main Bedroom  
4.43m x 4.83m  
(14'5" x 15'8")

Bedroom 4  
2.87m x 3.62m  
(9'4" x 11'9")

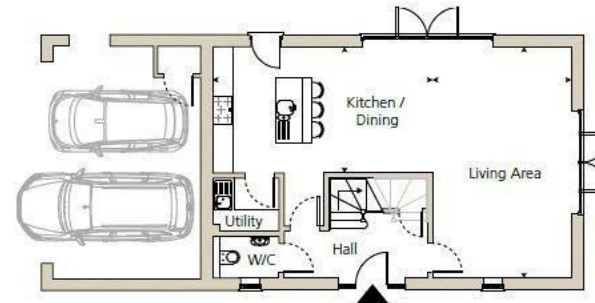
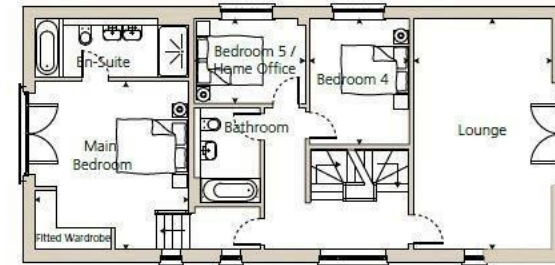
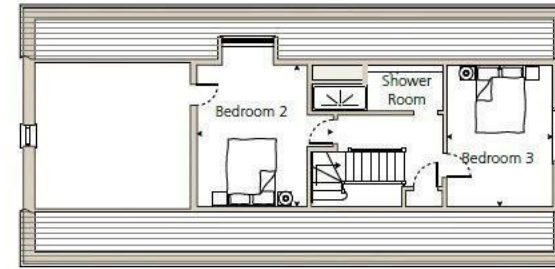
Bedroom 5 /  
Home Office  
3.2m x 2.45m  
(10'5" x 8'0")

Lounge  
3.98m x 6.65m  
(13'1" x 21'8")

## GROUND

Kitchen / Dining  
6.27m x 3.63m  
(20'7" x 11'9")

Living Area  
3.98m x 6.65m  
(13'1" x 21'8")



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.