



📍 Plot 7, Church Farm Church Street, Hilpert, Wiltshire, BA14 7RG

🏠 £665,000

An attractive, high specification, four bedroom, two bathroom, detached house with private rear 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
- Four Bedrooms
- Stunning, Open Plan Living Space
- Contemporary Kitchen With Integrated Appliances & Quartz Worktops
- Underfloor Heating Via An Air Source Heat Pump
- Private, Rear 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 7 is arguably one of the best situated properties on the development and is fully complete and ready for immediate occupation.

The property offers spacious and versatile accommodation over two floors comprising; entrance hall, fabulous open living/sun room with French doors opening onto the rear garden, full depth kitchen/dining room with contemporary units, BQS quartz worktops, integrated appliances and French doors opening onto the garden, office/study, utility room with cloakroom off, principle bedroom with built in wardrobes and en suite shower room, three further good sized bedrooms and a superb bathroom with modern white suite.

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

Single, open barn with green roof for parking one car and two additional parking spaces in front.

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

Hilpertown 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

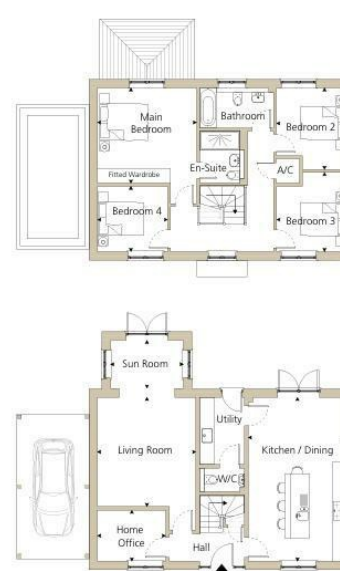
Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Freehold

Complete and ready for immediate occupation





PLOTS 6 & 7

FIRST

Main Bedroom
4.18m x 4.02m
(13'7" x 13'2")

Bedroom 2
2.96m x 3.44m
(9'7" x 11'3")

Bedroom 3
2.95m x 3.29m
(9'7" x 11'0")

Bedroom 4
2.96m x 2.76m
(9'7" x 9'1")

GROUND

Kitchen / Dining
4.15m x 6.90m
(13'6" x 22'6")

Living Room
4.15m x 4.60m
(13'6" x 15'1")

Home Office
2.88m x 2.15m
(9'4" x 7'1")

Sun Room
3.08m x 2.03m
(10'1" x 6'7")

Total Net Sales Area
1625 sq.ft

Fantastic four bedroom detached home with a spacious kitchen/dining room, utility and cloakroom, separate living room and home office.

On the first floor there are four double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.

Parking for three cars including a single 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.

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.

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