



📍 1 Hilbury Court Hilpertown Road, Trowbridge, Wiltshire, BA14 7JW

🏠 £595,000

A beautifully presented, four bedroom, three bathroom, Neo-Georgian townhouse with large, rear garden and secure, off street parking for numerous vehicles, which was built in 2021 to an excellent standard and within easy walking distance of the town centre.

- Stunning Neo-Georgian Townhouse
- Four Good Sized Bedrooms
- Spacious, Open Plan Kitchen/Dining/Family Room
- Contemporary Kitchen Units & Integrated Appliances
- Immaculate Décor Throughout
- Underfloor Heating & Central Heating
- Large, Level Garden
- Off Street Parking For Up To 7 Cars
- Planning Permission Granted To Build A Garage & Utility Room
- Close To The Town Centre & Train Station

🏠 Freehold

🏠 EPC Rating B



A stunning Neo-Georgian, end of terrace, townhouse which was built to an excellent standard in 2021 and benefits from underfloor heating on the lower ground floor and in the bathrooms, fabulous, contemporary kitchen with integrated appliances, immaculate décor throughout, good sized, rear garden and allocated parking for up to seven cars.

Hilbury Court is a small, select development of only four impressive houses with gated access, which offers the convenience of being walking distance from the town centre, train station, schools and amenities.

The property offers flexible accommodation over three floors comprising; entrance hall with storage cupboards and cloakroom off, impressive reception room with high ceiling, coving and large, sash window, impressive kitchen/dining/family room with contemporary units, integrated appliances and French doors opening onto the rear garden, a separate cloakroom is also provided at lower ground floor level, principle bedroom with en suite bathroom, guest bedroom with en suite shower room, two further good sized bedrooms which enjoy widespread views to the rear and a bathroom.

Externally there is a gravelled, off street parking area opposite the property and also directly in front, for parking up to 7 vehicles. To the rear of the property there is a large, level, predominately lawned garden with a private, paved patio seating area. The garden is enclosed by hedging and fencing and enjoys a sunny aspect.

NB; Planning permission was granted in 2022 to build a single storey extension to the side of the house which would provide a single garage and separate utility room. More details can be found on the Wiltshire Council website, the planning reference is PL/2022/00780.

Situation

The property is situated in an exclusive, private setting on the edge of town centre and close to schooling for all age groups. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Property Information

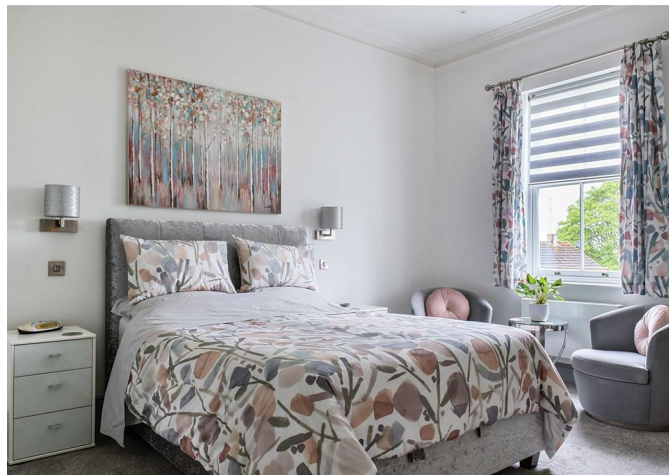
Tenure; Freehold

Mains Services

Gas fired, underfloor heating (ground floor and bathrooms) and central heating

Council tax band; F

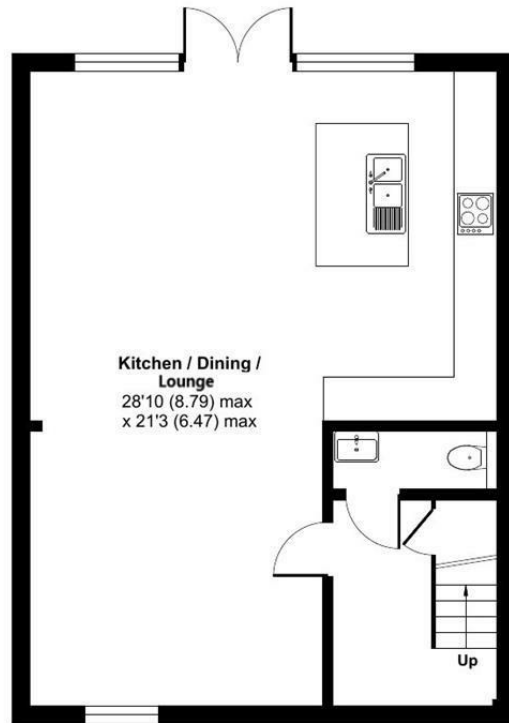
EPC Rating; B



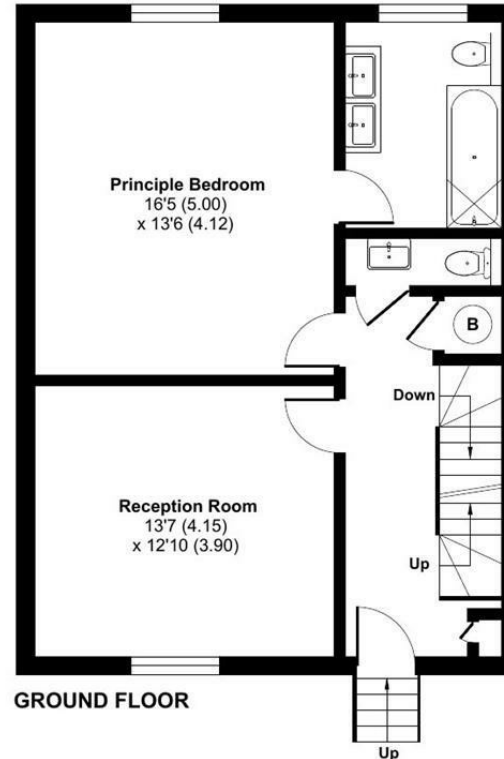
Hilpertown Road, Trowbridge, BA14

Approximate Area = 1836 sq ft / 170.5 sq m

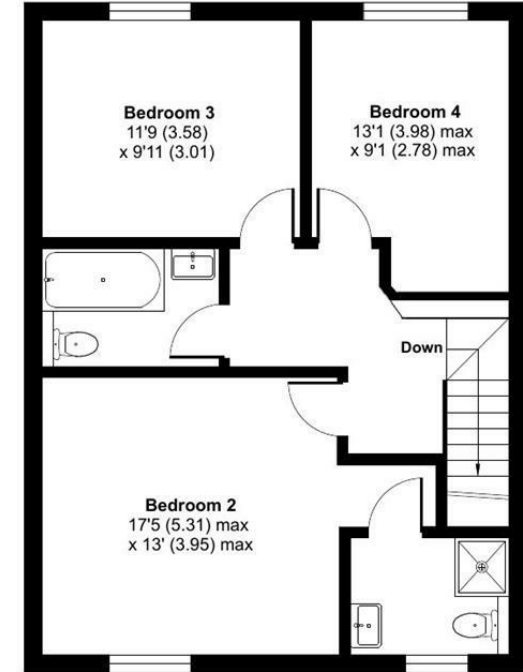
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Strakers. REF: 1299704

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