



📍 Castle Leaze, 11 Great Hinton, Wiltshire, BA14 6BS

📄 Price Guide £799,950

A stunning single storey detached period property with gardens of about 0.8 acre, fabulous views and with garaging for up to 6 vehicles.

- An Attractive & Unique Home Dating Back To 1913
- Set In Splendid Gardens Of 0.8 Acre
- Far Reaching Countryside Views
- Garaging For 6 Cars
- Ample Parking
- 4 Bedrooms
- 3 Reception Rooms
- Stylish Triple Aspect Kitchen
- Contemporary En Suite + A Family Bathroom
- In Excellent Order

🏠 Freehold

🏠 EPC Rating D



A handsome bay fronted character home built in 1913 (extended in '98) with incredible views, 4 bedrooms, great reception space plus garaging for up to 6 cars. In total c.0.8 Acres.

This beautifully presented individual home really catches your eye with its elevations of red brick with stone quoins, gabled rooves and large bay window. Inside it delights too with 4 good bedrooms complemented by some light and airy reception rooms. Set off the entrance hall is a sitting room with a log burning stove and French doors to the garden. Next to it is a flexible study/potential 5th bedroom which could be knocked through to enlarge the sitting room if preferred. There is also a useful utility room and refitted cloakroom. The stylish open plan kitchen/dining room is triple aspect and features a breakfast bar, an integrated fridge/freezer, dishwasher, microwave oven double oven and 5 ring induction hob with extractor over. An open fireplace has an oak surround and there are further French doors to the garden. There are 4 bedrooms in total, 2 with fitted wardrobes, plus a modern en suite and a family bathroom.

Outside, the wonderful grounds equate to approximately 0.8 acre in total with a pillared entrance and long private driveway leading up the side of the property and to the extensive garaging. The stunning gardens are established and well cared for with a range of shrubs, trees (including a gorgeous old copper beech), and a large expanse of lawn. The fabulous views stretch out over the adjoining open countryside right across to the Westbury Downs as well as over to Roundway Hill and Devizes.

For anyone with a passion for cars, the garaging at Castle Leaze is a huge bonus. There is one superb long building which comprises an open plan triple garage, an open fronted double car port and extra garage/workshop at the end all with light and power. This building could also offer scope for conversion to an annexe/studio/office or games room- subject to the relevant permissions.

Situation

The property is situated in a beautiful rural setting bordering open countryside, between the popular villages of Great Hinton and Steeple Ashton. Between them, the nearby villages of Keevil, Steeple Ashton and Bulkington offer a number of amenities to include a shop, post office, primary schools, churches and public houses.

For a more comprehensive range of amenities, Devizes is some 6 miles away. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The nearby County town of Trowbridge is an expanding town with a wide range of employment opportunities, shopping and leisure facilities and schools, there is also a mainline railway station in the town. The Heritage city of Bath is also close by and offers an even wider range of shopping facilities, arts and leisure facilities and access to the M4 motorway and another mainline railway station.

Property Information

Council Tax: Band E

Services: Mains water and electricity are connected. Oil fired central heating.

Private drainage via a 'Klargester.'



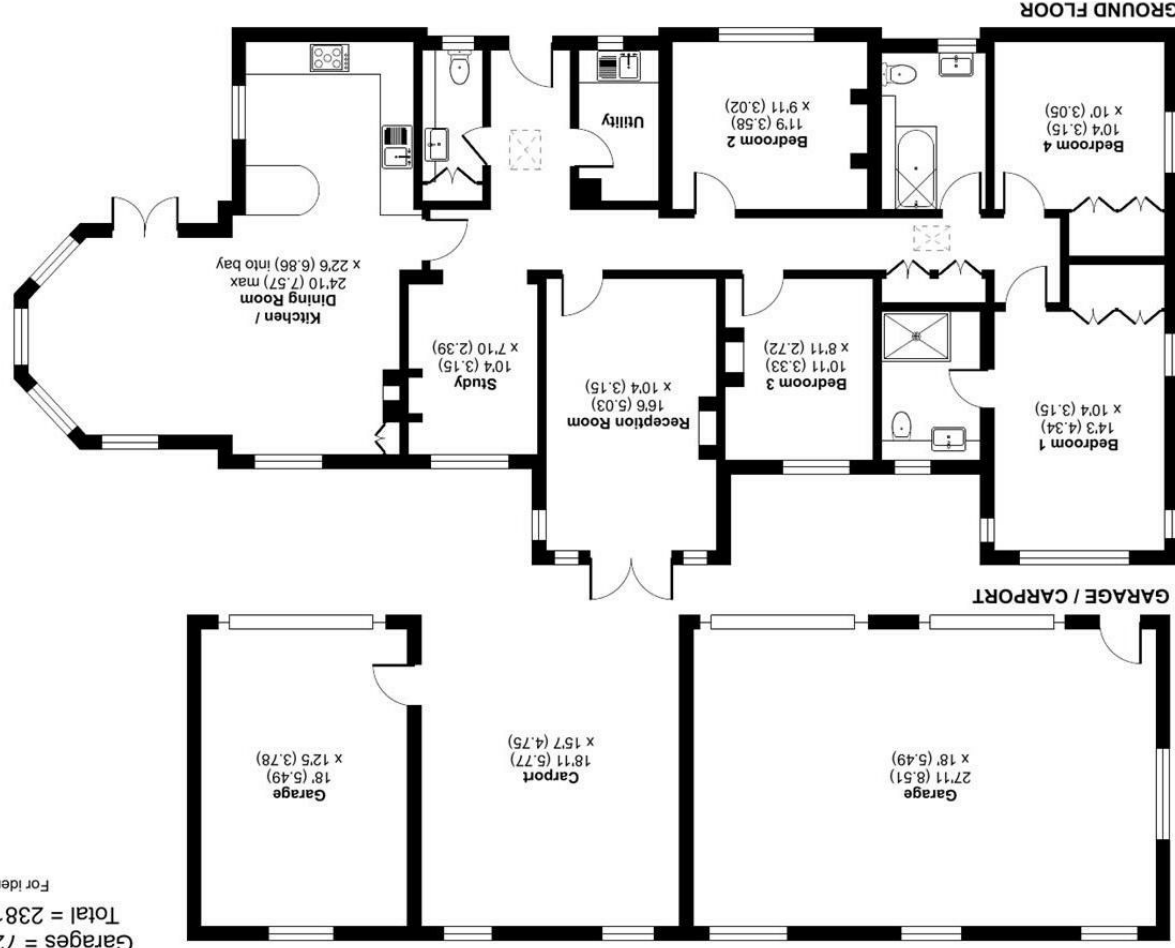
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Approximate Area = 1652 sq ft / 153.4 sq m (excludes carport)

Garages = 729 sq ft / 67.7 sq m

Total = 2381 sq ft / 221.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMSZ Residential). © ntlhocom 2024. Produced for Strakers. REF: 1123419