





📍 Bay Tree Cottage, 25 Common Hill, Steeple Ashton, Trowbridge, Wiltshire, BA14 6EE

🏠 Guide Price £435,000

An utterly charming 3 bedroom character cottage with fine views to both the front and rear, plus a double garage and parking for 3 cars.

- Superb Extended Period Home
- Highly Rated Village Location
- Lovely Rural Views To Front & Rear
- Double Garage & Parking For 3 Cars
- Three Bedrooms
- Stylish Refitted Kitchen
- Spacious Reception Room With Log Burner
- Elegant Bathroom With Roll Top Bath
- Utility/Downstairs Cloakroom

🏠 Freehold

🏠 EPC Rating D





Set on the edge of the beautiful Wiltshire village of Steeple Ashton, this attractive extended cottage has a splendid garden, garaging and off road parking for 3 vehicles.

Believed to have been built in 1875, this charming home had a 2 storey extension added in 2003 by the previous owners and then a garage added more recently. The cottage harmoniously blends the old with the new, with exposed beams and an Inglenook fireplace sitting alongside a contemporary kitchen and modern comforts. Internally, an entrance lobby opens through to a delightful 18ft x 17ft open plan kitchen/dining room with slate floor tiles and beams. This dual aspect room has a stylish refitted kitchen with painted wall and base cupboards and solid granite worktops and upstands. There is an integrated fridge and freezer, a dish washer and a 'Rangemaster' oven. From the Belfast sink there are views over the field to the rear. Set off the kitchen area is a very useful combined utility/cloakroom also with slate floor tiles and an oil fired boiler. The sitting room has ceiling beams plus a log burning stove set in the aforementioned Inglenook, and stairs up to the first floor. The landing could accommodate a small desk to make a study area, and has access up to a part boarded loft with light and wooden panelled latched doors that lead off to the family bathroom with a roll top bath (with cradle shower), part tiled walls with wooden flooring, and lovely rural views. Of the 3 bedrooms, 2 are dual aspect, but each one enjoys the fine views that surround the cottage.

Outside, there is driveway parking for 3 cars and a timber clad 19ft x 15ft garage with internal and external lights plus power. A gate leads up the pathway in to the pretty garden that is completely private. The garden features a lawn and a colourful array of plants including wild poppies and a buddleia, plus an acer, cherry tree and a small greenhouse. There is also a raised well.

#### Situation

The picturesque village of Steeple Ashton has a thriving community providing playing fields, a public house/shop/post office. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are also close by. The historic market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius. Dauntsey's School, Marlborough College and St Mary's Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

#### Property Information

Services: Mains water, drainage and electricity are all connected. The property has oil fired central heating (new boiler in 2015). Council Tax Band: C



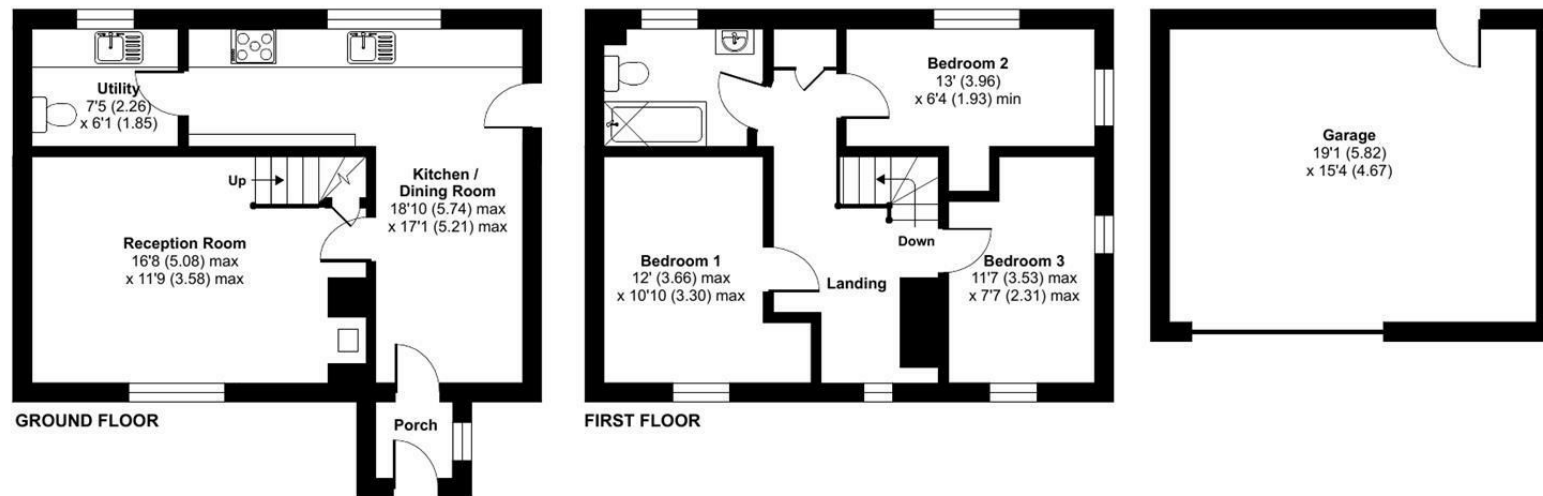
# Common Hill, Steeple Ashton, Trowbridge, BA14

Approximate Area = 971 sq ft / 90.2 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 1265 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1159278

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