

# Steeple Ashton Wiltshire

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# 1-3 CHURCH STREET STEEPLE ASHTON TROWBRIDGE WILTSHIRE BA14 6EW

Guide Price £975,000

AN OUTSTANDING TUDOR HOME IN A  
PRIME POSITON IN THIS SOUGHT AFTER  
WILTSHIRE VILLAGE

- Well Proportioned, Elegant Accommodation
- In Excess Of 2700sqft
- Contains A Wealth Of Original Period Features
- Flexible Layout
- 4/5 Bedrooms
- 5/4 Reception Rooms
- Beautiful Established Gardens
- Single Garage And Private Parking
- About 0.35 Acre

## DESCRIPTION

1-3 Church Street is a marvelous Grade 2 listed detached home of immense character dating to Tudor times and enjoying spectacular views on to the 15th Century St Mary's Church which gave Steeple Ashton its name. The house, once two cottages, benefits from a seamless blend of period features and contemporary design resulting in flexible and spacious accommodation. Features include a pre-Civil War leaded window in the kitchen, painted inscribed ecclesiastical beams in the drawing room from the Cromwell era, an original oak alms window and original fireplaces upstairs, one of which has 5 medieval crosses carved in it.

The spacious and adaptable layout comprises 5 reception rooms complemented by 4 bedrooms. Each reception room has plenty of character and charm with the drawing room and sitting rooms both featuring exposed beams, inglenook fireplaces and well-maintained log burners. There is a separate dining room with limestone flooring, a cosy snug, a flexible study/ground floor bedroom and a delightful breakfast room with bi-folding doors to the garden. A quality bespoke kitchen has stone worktops, a Wolf range-style oven, exposed brick detailing on one wall and an original well cleverly converted into a breakfast bar with honed granite worktops over with glass cover and lights. A useful utility and cloakroom complete the ground floor. Two separate staircases ascend to the first floor where there are four characterful double bedrooms complemented by a modern bathroom and stylish shower/wet room. There is easy access up in to the generous attic space.

Outside, two driveways provide off road parking sufficient for 4-5 cars with one leading to a single garage. The wonderfully established private rear garden has an extended sun terrace with log stores running either side of two mature olive trees. Steps rise to a lawn, vegetable beds, soft fruits, a shed and greenhouse, a glorious magnolia tree and a variety of fruit trees. There is an additional side garden with a nature pond and established shrubs.

## SITUATION

The house is beautifully located within the heart of the picturesque 'wool town' village of Steeple Ashton, with splendid views of the historic and beautiful St Mary's church (its height at one time only surpassed in Wiltshire by that of Salisbury Cathedral). The village has a thriving community providing playing fields, a public house/shop/post office. It 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

Tenure: Freehold

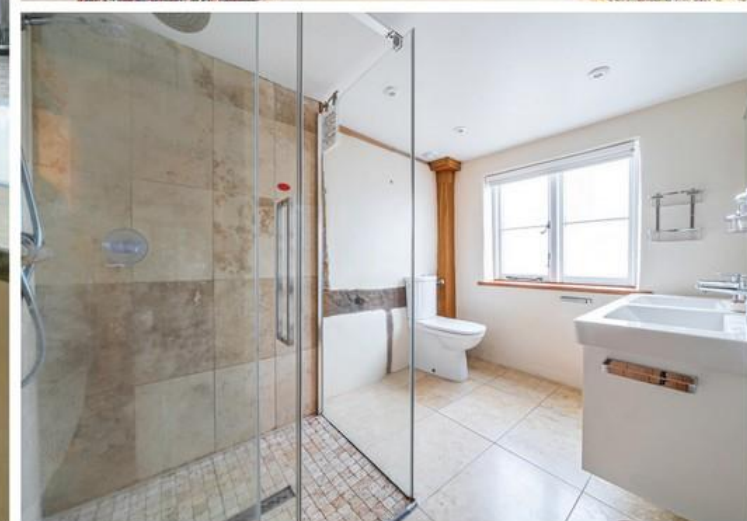
Council Tax Band: G

EPC Rating: E

Grade II Listed & Conservation Area

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





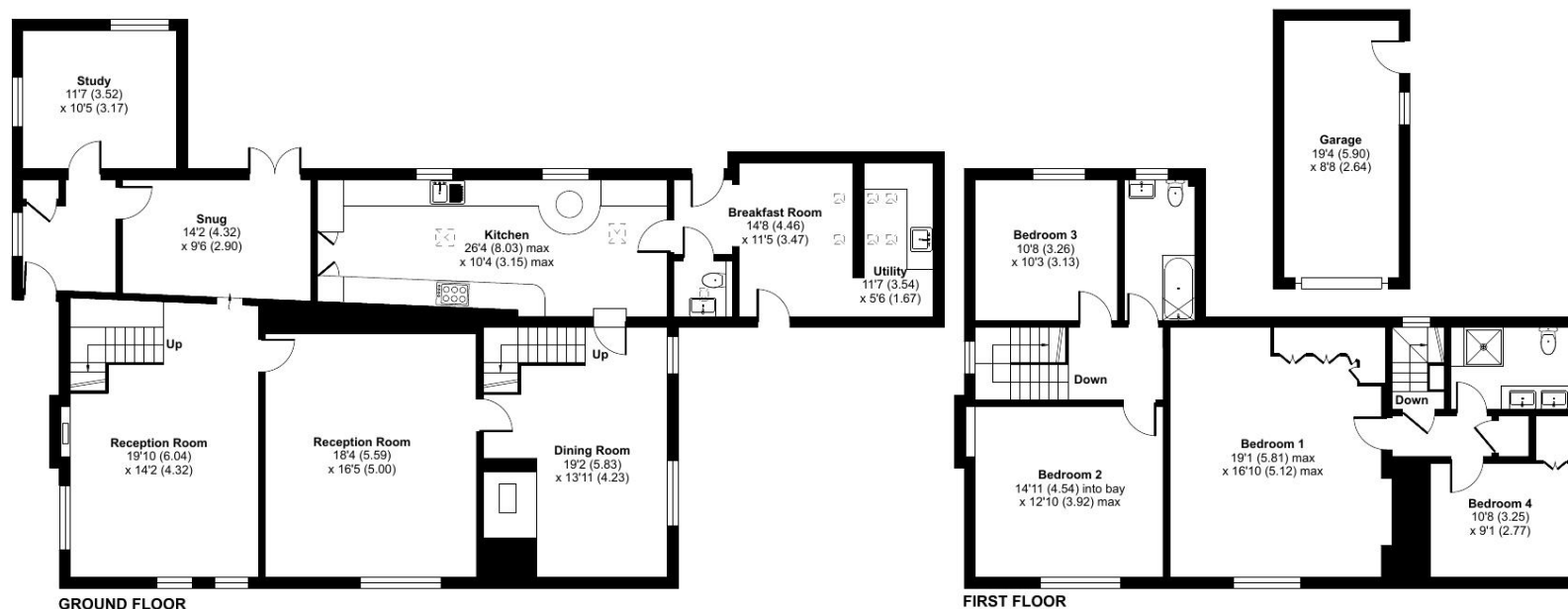
# Church Street, Steeple Ashton, Trowbridge, BA14

Approximate Area = 2766 sq ft / 256.9 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 2934 sq ft / 272.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Strakers. REF: 1220140

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