



⑨ 19 Newleaze, Steeple Ashton, Wiltshire, BA14 6EF

⌚ Offers In Excess Of £300,000

A well-presented and extended 3-bedroom semi-detached home with fantastic, far-reaching countryside views to the rear.

- Well-presented
- 3-bedroom semi-detached home
- Extension to give large kitchen/diner
- 2 further reception rooms
- Incredible countryside views to the rear
- Downstairs shower room
- Popular village location
- Southerly facing enclosed rear garden

❖ Freehold

⑩ EPC Rating D



This attractive three-bedroom semi-detached home is set within the ever-popular village of Steeple Ashton and enjoys the most wonderful far-reaching countryside views to the rear. The property has been extended and improved to create well-balanced accommodation, making it an excellent choice for family living.

On the ground floor, entering through an entrance porch and hallway, the property offers a welcoming reception room to the rear, together with a separate family room leading through to the rear extension. The extension has provided a superb modern kitchen/dining room, a real hub of the home with plenty of space for entertaining, dining and utilities and there is the further benefit of a useful downstairs shower room.

The first floor comprises three bedrooms, all with built in storage, and both bedrooms 1 and 2 take full advantage of the stunning rear aspect views. A family bathroom completes the internal accommodation.

Externally, the property enjoys a fully enclosed rear garden with a gate at the back providing direct access onto the fields beyond, making it ideal for those who enjoy walking.

Steeple Ashton itself is a highly regarded and sought-after village, well known for its attractive architecture, welcoming community, and ease of access to nearby towns including Trowbridge and Devizes.

Situation

The property is located close to the centre of this picturesque village of Steeple Ashton, which on numerous occasions has been voted the 'Best kept village in Wiltshire.' The village consists predominately of attractive period houses set around a village green, and has a thriving community. There is a wonderful public house and post office, a Keep, an incredible 15th Century church and a playing field. The major centres of Devizes, Trowbridge, Melksham and Chippenham are within easy reach and the cities of Bath and Salisbury are both within a thirty 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

Oil fired central heating. We are advised mains water, electricity and drainage are connected.

Tenure: Freehold

EPC rating: E

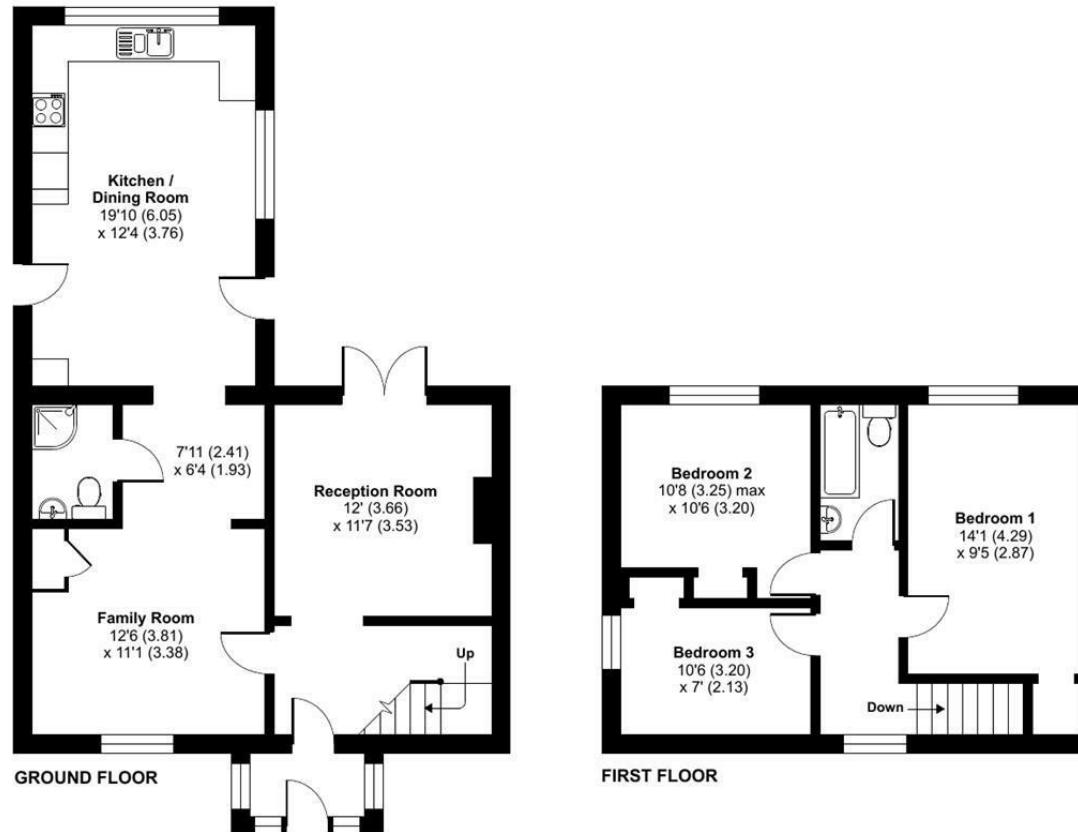
Council tax band: B



Newleaze, Steeple Ashton, Trowbridge, BA14

Approximate Area = 1205 sq ft / 111.9 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). ©niches.com 2025.
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