



MOOREFIELD, SOUTHWICK, TROWBRIDGE, WILTSHIRE, BA14 9NG

Recently constructed, contemporary family home with open plan living and flexible accommodation.
Range of outbuildings, set in about 3.3 acres.

SITUATION

Trowbridge 3 miles, Frome 6.5 miles, Warminster 9 miles, Bath 11 miles, Salisbury 33 miles, Bristol 32 miles.

International Airport: Bristol 38 miles, Bournemouth 56 miles, Southampton 72 miles, Heathrow 100 miles.

Mainline Trains: Trowbridge to London Paddington 1hr 45m. Bath Spa to London Paddington 1hr 25.

Moorfield is situated in a semi-rural location in the parish of Southwick, West Wiltshire. The property is well located for Bath and easily accessible to Trowbridge and Frome. Ideally positioned for accessibility to main travel routes with the A36, A303 and M4 all within 30 minutes drive.

Upstairs, the first floor is impressive with three spacious double bedrooms and two well-fitted bathrooms. The house has been designed to be exceptionally light and airy while maintaining excellent energy efficiency.

Outside, the property sits within a plot of about 3.3 acres, providing a wonderful sense of space and privacy. To the front, there is an oak-framed garage, while a substantial barn offers scope for a variety of uses. Equestrian or countryside pursuits are well catered for with a block of stables, a picturesque pond, and extensive paddock land.

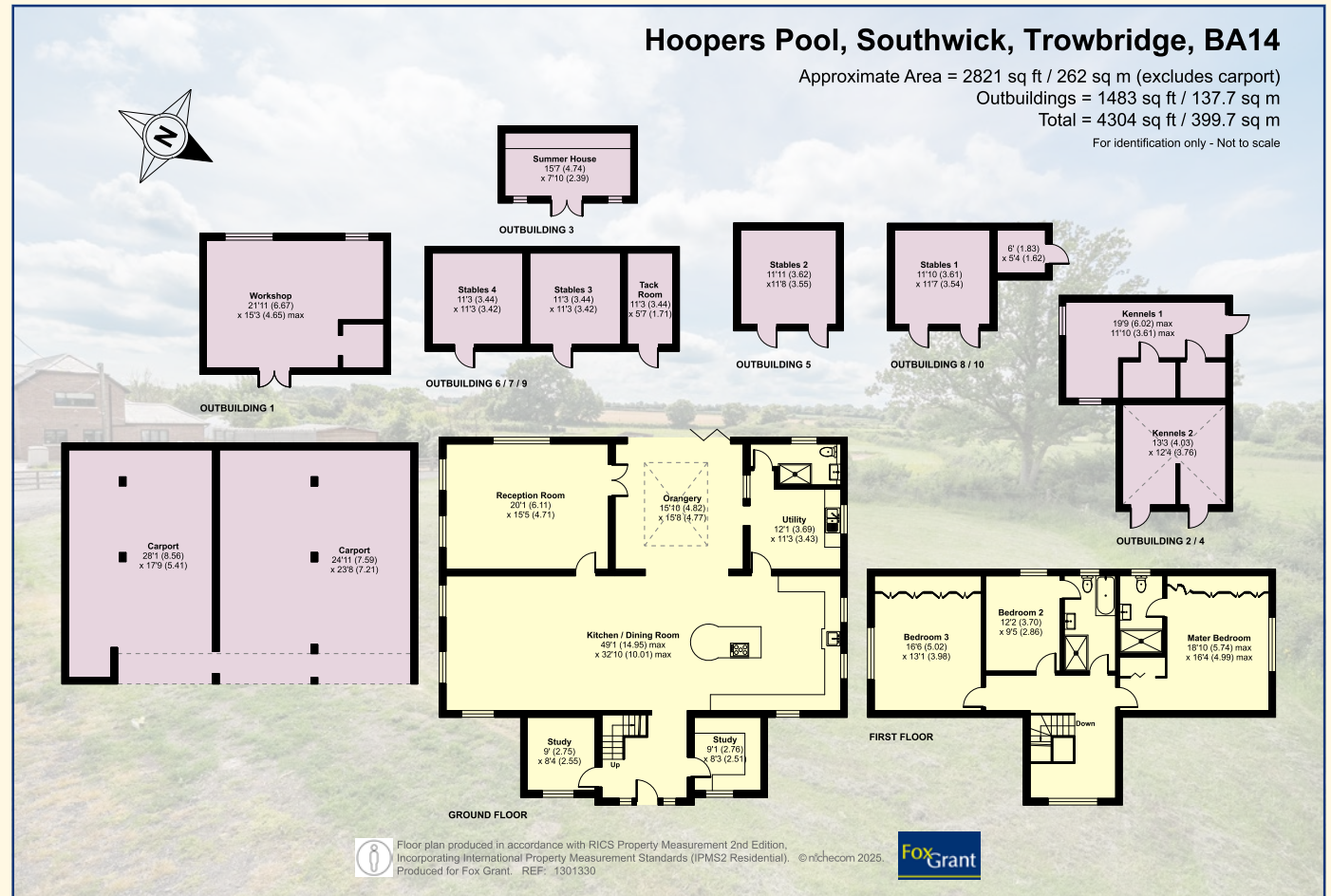
This unique home combines modern comfort with rural charm, making it a truly versatile and highly desirable property.

Education There is an excellent array of both state and private schools in the area. Southwick CoE Primary School is a mile away. Nearby Public Schools include King Edward's, Kingswood, Stonar, Dauntsey's and Monkton Combe School. For more information please visit www.wiltshire.gov.uk/schools-learning.

Local, Sporting & Recreational Southwick village hosts an array of amenities including a village hall, sports and social club, playground, local shop and country park. Trowbridge hosts further supermarkets, a sports centre, doctors surgery, shopping centre, leisure and dining facilities. Premiership Rugby at Bath. Golf Clubs within motoring distance. Racing is at Bath, Salisbury and Wincanton Racecourses. See www.visitwiltshire.co.uk for more information.

MOOREFIELD

Constructed in recent years to exacting specification, this exceptional home offers superb modern living with generous proportions and outstanding attention to detail throughout. The ground floor provides a fantastic flow of open plan living space, featuring a beautifully appointed kitchen, dining area, sitting room, and an orangery that floods the house with natural light. In addition, there are two further reception rooms, one of which could readily serve as a fourth bedroom if required, offering flexibility for family living or working from home.



LAND

In addition to the residential garden, the property has land wrapping the side and rear of the plot. There are large grassed areas, partially fenced, ideal to be utilised as paddock land. There is a pond located towards the rear of the plot. In all about 3.34 Acres.

OUTBUILDINGS

Recently constructed, oak and brick framed, three car port with charging points and storage overhead. Kennel block. Summer house with power and water connected. Block of timber stables.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Wiltshire Council

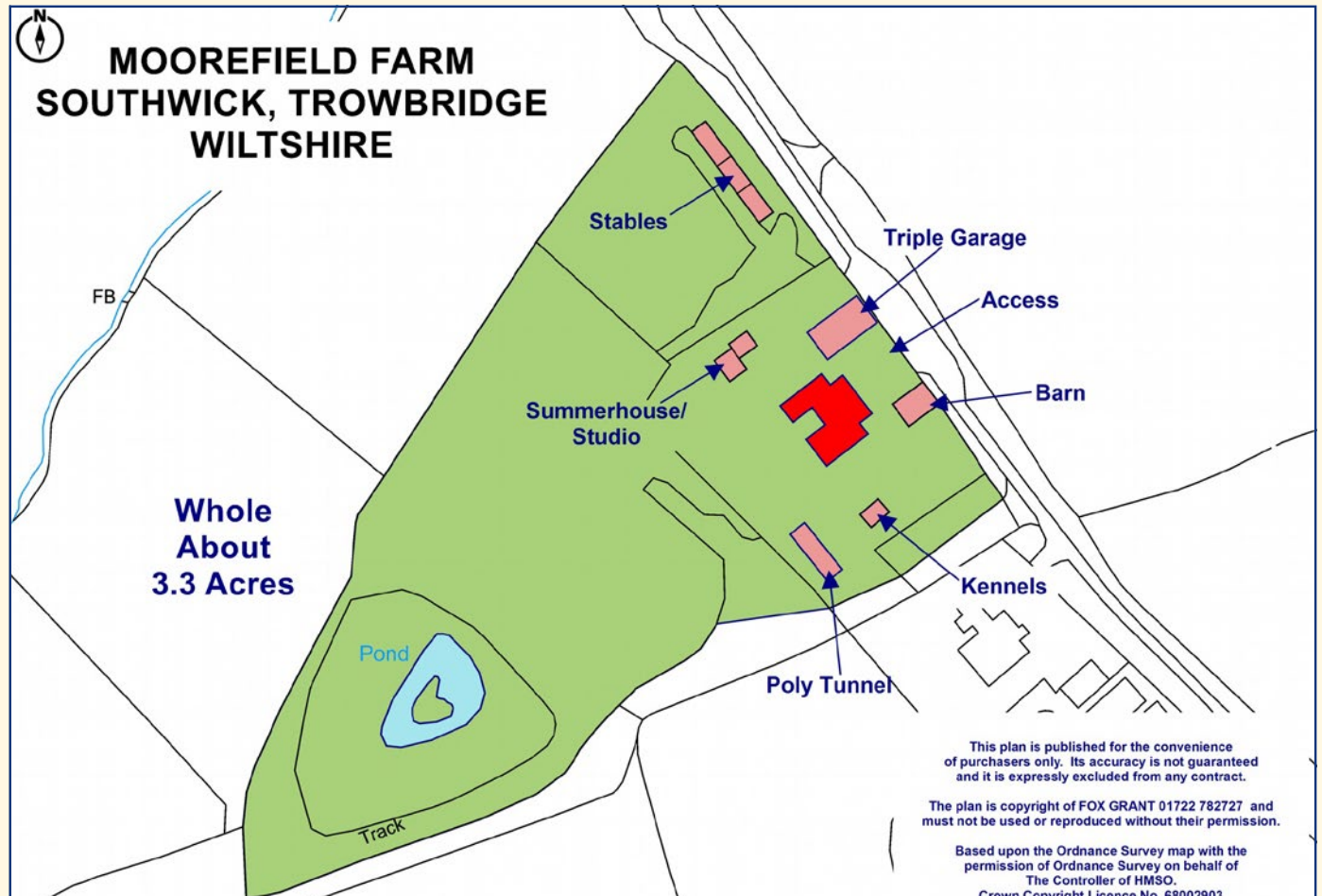
Council Tax Band G

Energy Performance Certificate C

Services Mains Electricity and Water. Private drainage, Air Source Heat Pump heating, Air conditioning, Underfloor Heating downstairs.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars prepared by Charlotte Roberts-Barr September 2025.





VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Charlotte Roberts-Barr** or **Rose Grant** for further details at charlotte@foxgrant.com or rose@foxgrant.com.



**Charlotte
Roberts-Barr**



Rose Grant

FoxGrant

MOOREFIELD FARM BA14 9NG

DIRECTIONS

Postcode: **BA14 9NG**

From the A36 take the A361 towards Trowbridge. Continue approximately 2.1 miles and then turn right onto Hoopers Pool, after about 0.2 mile turn right and continue about 0.3 mile and Moorfield will be found on your right hand side.

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**COUNTRY
& VILLAGE**

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SMALLHOLDINGS**

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