



📍 5 Great Parks, Holt, Holt, Wiltshire, BA14 6QP

🔗 Guide Price £575,000

Located in the sought after village Location of Holt with excellent access to Bradford On Avon, we are delighted to bring to the market this Spacious 4 Bedroom Detached Family Home

- 4 Bedroom Detached Contemporary Family Home
- Wonderful Open Aspect To The Rear
- Greatly Extended & Improved By The Owners
- Sought After Village Location With Local Amenities
- Flexible Living Accommodation
- Ground Floor Shower Room & Utility Room
- Single Garage & Ample Parking
- Viewing Strongly Advised to be Fully Appreciated

🏠 Freehold

🏠 EPC Rating D



Located in the sought-after village location of Holt with excellent access to Bradford On Avon, we are delighted to bring to the market this Spacious 4 Bedroom Detached Family Home that has been greatly extend and improved by the owners to give flexible living accommodation over two floors, which makes it a very versatile property for many different living requirements. The accommodation comprises a good size entrance porch that leads into a large welcoming spacious entrance hall which has doors to a full-length living-dining room that leads onto a Double glazed conservatory which has wonderful views into the rear garden. The kitchen is fully fitted having been installed in the last couple of years with a range of built in cupboard and base units plus integrated appliances along with a separate utility room. There are two very large ground-floor bedrooms one to the front of the house and one to the rear along with a ground-floor cloak and shower room. Moving upstairs there are two large double bedrooms along with a smaller single bedroom that is currently being used as an office plus the family bathroom. Moving outside the gardens offer the perfect space to relax and the outdoor space. The gardens are mainly laid to lawn to both the front and rear, with ample space for parking plus even space for a large caravan like the existing owners. To the rear, there are also two large decked areas to enjoy outside dining and entertaining. In short, we feel this property makes an ideal family home in a semi-rural location with excellent local amenities close at hand.

Situation

The village of Holt has an excellent community atmosphere and is conveniently situated approximately 3 miles from Melksham, Trowbridge and Bradford on Avon. Village amenities include a general store, churches, public houses, primary school and recreational facilities. Situated within the village are two national trust properties, The Courts and Chalfield Manor. The further facilities of Bradford on Avon are within easy reach and include shops, public houses, public library, indoor swimming pool and railway station. The Georgian City of Bath is just c.12 miles distant which provides a thriving cosmopolitan retail centre with many fine restaurants and wine bars, The Theatre Royal, excellent sporting facilities and also a main line railway station providing direct access to Bristol and London Paddington.

Property Information

Council Tax Band: E

Freehold

Mains Services

Double Glazed

E.P.C Rating: D



Ground Floor
Approx. 118.3 sq. metres (1273.4 sq. feet)



First Floor
Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 166.2 sq. metres (1788.7 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.