



KINGSTONS



Dark Lane South

Steeple Ashton Trowbridge BA14 6EZ

- A charming & Comfortable Village House Dating Back to the 1600's
- Situated in Approx 2/3 Acre of Beautifully Tended Walled Grounds
- Large Kitchen/Dining Room with Conservatory Off
- Three En Suite Bathrooms & Family Shower Room
- Gated Gravel Driveway for 5-6 Vehicles.
- Tucked Away Within One of Wiltshire's Most Highly Regarded Villages
- Three Large Reception Rooms with Feature Fireplaces
- Three Double Bedrooms & Guest Suite
- Two Garages, Home Office, Store Room & Workshop
- Early Viewing Recommended - Vendor Suited!

Offers Over £925,000 Freehold



LOCATION

The village of Steeple Ashton is located approximately 3 miles south-east of the county town of Trowbridge which provides a full range of retail outlets together with many amenities to include cinema complex, restaurants, a sports centre, supermarkets, secondary schools and a railway station which gives access to Bradford on Avon and the nearby cities of Bath and Bristol. Steeple Ashton itself benefits from community run village shop & cafe, The Longs Arms public house, the stunning St Marys Church and village hall. There is a regular bus service to Trowbridge and the market town of Devizes; and a weekly bus to Bath. Bath, approximately 12 miles away, also provides a full range of retail outlets together with the Theatre Royal. There are also excellent schools nearby to include St Augustine's Catholic School within Trowbridge, St Laurence School within Bradford on Avon, and a good selection of private schools within the area, to include King Edwards, Monkton Combe and Dauntsey.

ACCOMMODATION

All measurements are approximate

Entrance Hall

Solid oak door to the front with viewing window. Porthole window to the front. Radiator. Flagstone floor exposed brickwork and exposed wall and ceiling beams. Oak latched doors off and into: cloak cupboard. Opening to the:

Drawing Room

15'10" x 13'10"

Windows to the front and side with stone mullions. Two radiators. Large inglenook fireplace with stone surrounds, bread oven, cast iron canopy and grate; and flagstone hearth. Exposed brickwork, and exposed wall and ceiling beams.



Living Room

15'11" x 15'3"

Secondary glazed window to the front with stone mullion and window seat. Porthole window to the front. Radiator. Alcove with built-in media unit. Feature fireplace with stone surrounds, wood burner inset and flagstone hearth. Oak latched door to the:

Kitchen/Dining Room

23'7" x 18'4" max

Kitchen Area

Secondary glazed window to the front with stone mullion. Hand made, solid wood Stephen Graver shaker style kitchen comprising wall, base, drawer, shelving and plate units with granite work tops and splash-backs. Inset circular sink unit and Belfast sink with engraved drainer. Electric cooker. Feature fireplace with oak surround and Aga stove inset. Integrated dishwasher. Space for American style fridge/freezer. Tiled flooring and inset ceiling spotlights. Glazed double doors to the front lobby.

Dining Area

Two internal windows to the rear. Space for dining table. Wood flooring, exposed ceiling beams and inset ceiling spotlights. Large larder cupboard with shelving and power. Small cupboard housing stop-cock. Opening to the:

Conservatory

18'2" x 8'3"

UPVC double glazed and brick construction with tinted double glazed glass roof. Radiator. Wood flooring. UPVC door to the rear courtyard. Composite panelled door to the side.

Front Lobby/Entrance

7'2" x 6'1"

Window to the front. Window and glazed door to the side. Coat hanging space. Worksurface and shelving. Tiled flooring and inset ceiling spotlight. Glazed double doors to the kitchen.

Inner Hallway

Window to the rear. Radiator. Stairs to the first floor with small cupboard under. Tiled flooring. Oak latched doors off. Opening to the:

Utility Area

Bow window to the side. Oak double doors to large utility cupboard housing floor standing Grant oil fired boiler, plumbing for washing machine, space & vent for dryer, shelving, electric meter and fuse boxes. Oak double doors to additional storage cupboard. Built-in base mounted cupboard with solid wood work top and tiled splash-backs. Single sink drainer unit with mixer tap. Tiled flooring. Coat hanging space.

Cloakroom

Obscured window to the rear. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c. Tiled flooring.

Study

18'4" x 14'2" max

Secondary glazed window to the side with stone mullion. UPVC double glazed patio doors to the side. Mat-well. Two radiators. Feature stone open fireplace with slate hearth. Alcoves with shelving. Stairs to the guest suite.

FIRST FLOOR

Landing

Secondary glazed window to the rear. Oak balustrade. Radiator. Exposed ceiling beams. Access to boarded loft space with ladder. Oak latched doors off and into: primary bedroom suite.

Inner Landing & Dressing Area

Radiator. Panelled double doors to large storage cupboard with hanging rails and shelving. Additional access to loft space. Doorway to storage area. Latched doors off and into: linen cupboard with shelving.





Primary Bedroom

15'11" x 13'10" max

Secondary glazed windows to the front and side with stone mullions. Radiator. Feature stone fireplace with cast iron grate inset and slate heath. Inset ceiling spotlights. Decommissioned latched door to the guest bedroom suite.

En Suite Bath & Shower Room

Windows to the front with stone mullions. Chrome towel radiator and electric heater. Six piece white suite comprising Panelled bath with shower mixer tap, large shower cubicle with door enclosing, cupboard with granite work top and twin sinks inset, bidet and w/c. Inset ceiling spot lights. Mirror. Shaving point.



Bedroom Two

16'1" x 14'9" max

Windows to the front and side with stone mullions. Two radiators. Inset ceiling spot lights. Latched door to the:

En Suite Bathroom

Window to the side. Chrome towel radiator. Three piece white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Shaving point. Panelled door to large linen cupboard with shelving.

Bedroom Four

13'2" x 10'0"

Windows to the front with stone mullion. Radiator. Built-in double wardrobe.



Family Shower Room

Velux style window. Chrome towel radiator. Three piece white suite comprising shower cubicle with mains shower and door enclosing, pedestal wash hand basin and w/c. Inset ceiling spotlights. Extractor fan.

Guest Bedroom/Bedroom Three

14'3" x 14'3"

Secondary glazed windows to the rear and side with stone mullions. Radiator. Vaulted ceiling with exposed beams. Stairs leading down to the study. Oak latched door to the:

En Suite Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece suite comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Shaving point. Airing cupboard housing hot water tank.

EXTERNALLY

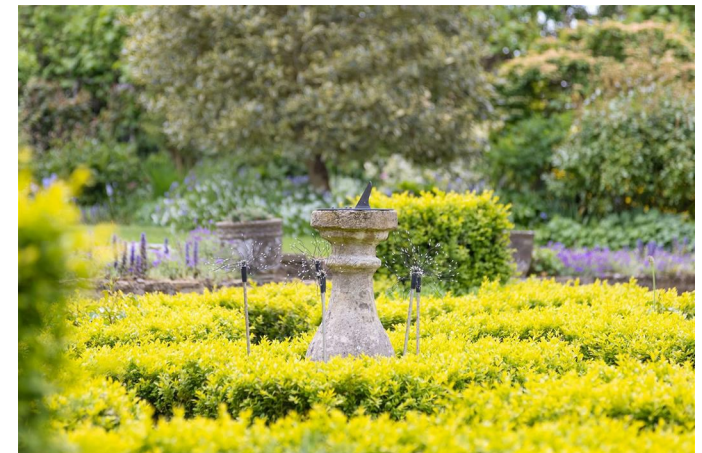
Grounds

Beautifully tended grounds of approximate a 2/3 an acre wrapping around two side of the house. Paved pathway leading to the front door with entrance light. The front garden area comprises ornamental garden with decorative box hedging and gravel borders, area laid to lawn, well stocked established borders with a variety of plants, trees and shrubs; and flagstone patio area across the front. Entrance light over side lobby door. Flagstone patio area to the side leading to large crazy paved patio area. Steps to main garden area with large area laid to lawn, various established borders with a variety of plants, mature trees, fruit trees and shrubs. Large paved courtyard area laid, partially enclosed by walling, laid to patio with raised beds with dwarf stone walling. Vegetable garden enclosed by picket fencing. Enclosed oil tank. Small shed housing shelving, fuse box and water tap. Five-bar gate enclosing gravel driveway providing off road parking for 5-6 vehicles.

Garage One

15'1" x 12'6"

Double barn style doors to the front. Power and lighting.



**Garage Two**

16'8" x 9'7"

Double barn style doors to the front. Power and lighting.

Home Office

12'2" x 11'0"

Window to the rear. Double glazed window and door to the front. Wood effect vinyl flooring and inset ceiling spotlights. Telephone point, power and lighting. Access to loft space.

Store Room

11'8" x 6'3"

Window to the rear. Power and lighting. Work bench.

Workshop

9'7" x 5'5"

Window to the side. Door to the front. Power and lighting.

Potting Shed

13'4" x 7'3"

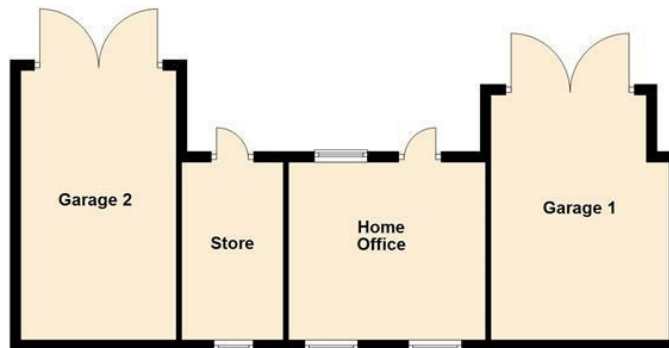
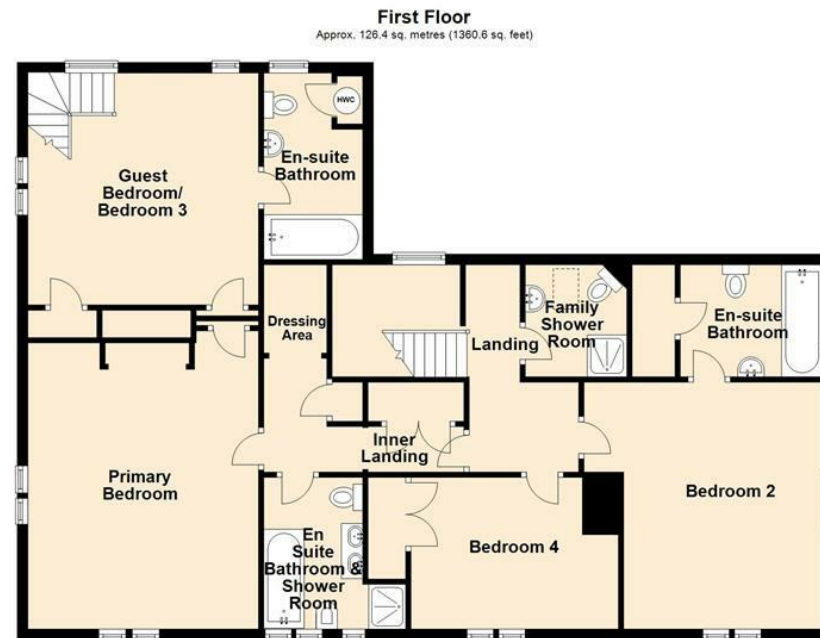
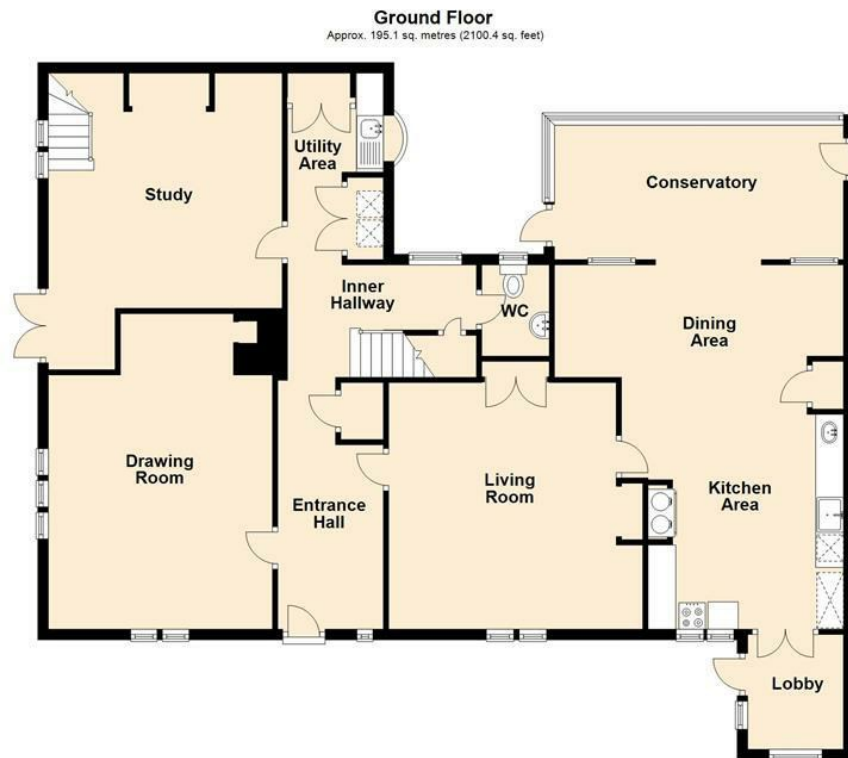
Windows to front and side. Door to the side.

Tractor Garage

8'8" x 7'9"

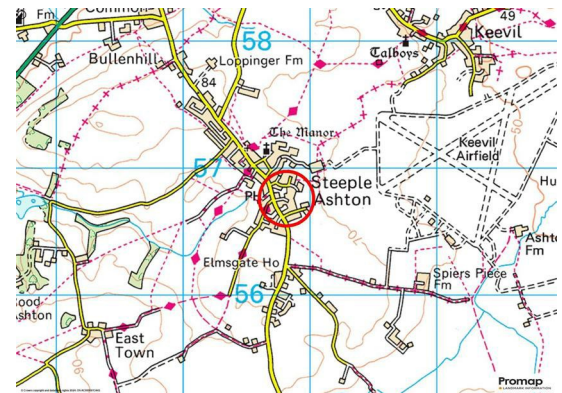
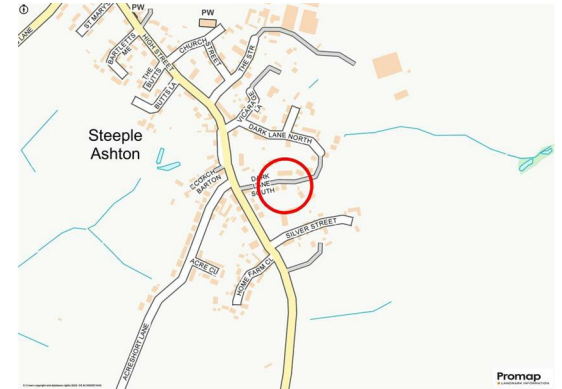
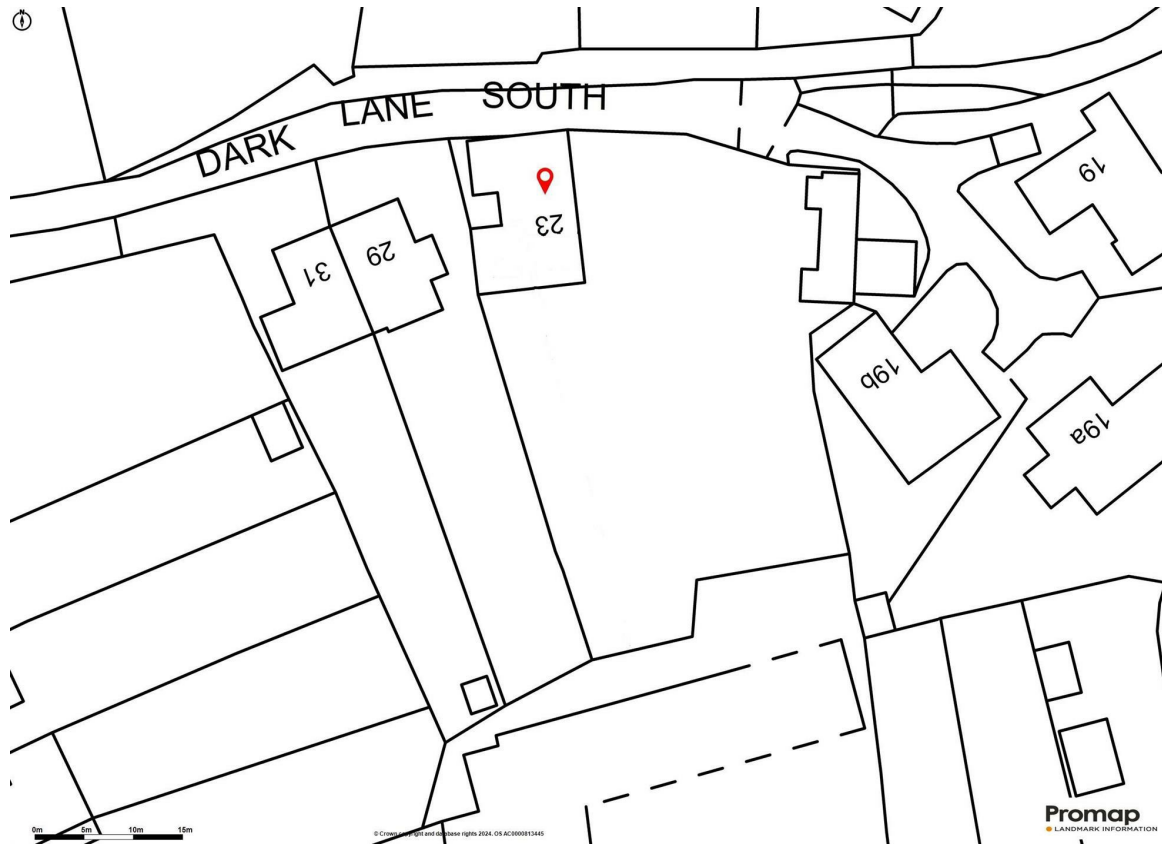
Double doors enclosing.





Total area: approx. 321.5 sq. metres (3461.0 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **G**
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.