



Devizes Road

Hilperton TROWBRIDGE BA14 7QR

- A vast, circa 5800sqft, detached family home situated in off a well regarded road in an extremely popular village
- Four receptions, spa/garden room with resistance spa pool, 28ft games room, play room, hobby room & gym
- Five En suite double bedrooms plus guest room/home office over garage with potential for annexe
- Large private garden backing onto fields with BBQ/Sauna cabin & summer house
- Finished to an exacting standard throughout with high specification fixtures & fittings
- Large oak kitchen with marble work tops & island unit, breakfast room & utility room with walk-in pantry
- Oak flooring & doors, fitted shutters throughout, under-floor heating & alarm/CCTV system
- Electric double gates enclosing block paved driveway for several vehicles & double garage with room over

Offers Over £1,000,000 Freehold



ACCOMMODATION

All measurements are approximate

Reception Hall

Composite, double glazed door to the front. UPVC double glazed sash window to the front with fitted shutters. Radiator. Oak wood flooring, dado rail, coving and inset ceiling spotlights. Smoke alarm. Stairs to the first floor with oak banister and storage cupboard under. Doors off and into: cloak cupboard.

Cloakroom

UPVC double glazed sash window to the front with fitted shutters. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Oak wood flooring, dado rail, coving and inset ceiling spotlights. Fuse box.

Living Room

26'11 x 13'11

Two UPVC double glazed sash windows to the front with fitted shutters. Two radiators. Feature stone fireplace with living flame gas fire inset. Oak wood flooring, dado rail, coving and ceiling roses. Double doors to the dining room. UPVC double glazed windows and door to the:

Study

20'1 x 9'10

UPVC double glazed atrium roof window. UPVC double glazed window to the side. UPVC double glazed bi-fold doors to the rear. Radiator. Oak wood flooring and coving.

Dining Room

20'3 x 11'11

Radiator. Oak wood flooring, dado rail, coving and inset ceiling spotlights. UPVC double glazed windows and door to the spa. Opening to the kitchen. Opening to the:

Family Room

20'4 x 10'10

UPVC double glazed windows and French doors to the rear. Two radiators. Electric fire. Oak wood flooring, dado rail, coving and inset ceiling spotlights. Internal UPVC double glazed sash windows to both sides with fitted shutters.

Spa/Garden Room

22'9 x 22'6 max

Large UPVC double glazed atrium roof window. UPVC double glazed windows to the rear and side. UPVC double glazed bi-fold doors to the rear. Two electric heaters and under-floor heating. Large sunken spa/resistance pool. Tiled flooring and coving.

Kitchen

25'5 x 11'5

Internal UPVC double glazed window to the rear. Radiator and under-floor heating. Extensive range of wall, base, drawer and larder units with tiled splash-backs and marble work surfaces. Large island and breakfast bar. Twin inset sink units with pull down spray mixer tap, boiling water tap and engraved drainers. Range Master cooker with extractor over. Integrated dishwasher. Space for American style fridge/freezer. Tiled flooring, coving and inset ceiling spotlights. Door to the utility room. Opening to the:

Breakfast Room

11'7 x 11'4

UPVC double glazed windows and French doors to the side with fitted shutters. Two radiators. Tiled flooring, coving and inset ceiling spotlights. Double doors to the games room. Opening to the:

Play Room

13'4 x 12'1

Double glazed Velux window. Radiator. Coving and inset ceiling spotlights. Built-in shelving.

Games Room

28'8 x 24'1 max

Four double glazed Velux windows. UPVC double glazed window to the side with fitted shutters. Double glazed composite door to the side. Two radiators. Oak wood flooring, coving and inset ceiling spotlights. Smoke alarm. Built-in shelving. Access to loft space. Doors off and into: inner lobby with cupboard housing boiler and door to the:

Shower Room

Double glazed Velux window. Radiator. Three piece white suite with tiled surrounds comprising double shower cubicle with rain-fall shower over and doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

Hobby Room

18'0 x 12'7

UPVC double glazed windows to the front and side with fitted shutters. Radiator. Oak wood flooring, coving and inset ceiling spotlights. Access to loft space.

Gym

20'10 x 11'7

Double glazed Velux window. UPVC double glazed window to the front with fitted shutters. Oak wood flooring, coving and inset ceiling spotlights.

Utility Room

20'4 x 9'11 max

UPVC double glazed windows and door to the rear. Double glazed Velux window. Under-floor heating. Range of wall, base and drawer units with tiled splash-backs and marble work surfaces. Twin inset sink units with pull down spray mixer tap, and engraved drainers. Plumbing for washing machine and space for dryer. Tiled flooring, coving and inset ceiling spotlights. Door to:

Pantry

7'2 x 6'1

Double glazed Velux window. Tiled flooring. Shelving.

FIRST FLOOR

Galleried Landing

UPVC double glazed sash window to the front with fitted shutters. Radiator. Oak balustrade. Snug/seating area with feature electric fire. Dado rail, coving and ceiling roses. Doors off and into: stairwell with stairs to bedroom two/second floor.

Bedroom One

17'1 x 15'10 max

Two UPVC double glazed windows to the rear with fitted shutters. Radiator and air-conditioning unit. Feature electric fire. Oak wood flooring, coving and ceiling rose. Doors off.

Dressing Room

7'1 x 6'3

Built-in storage with hanging rails and shelving. Inset ceiling spotlights.

Luxury En Suite Bath & Shower Room

Two UPVC double glazed windows to the front with fitted shutters. Two chrome towel radiators and under-floor





heating. White suite with fully tiled surrounds comprising large panelled bath with shower mixer tap, large walk-in shower enclosure with rain-fall shower over and glass screen closing, drawer unit with twin wash hand basins and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Three

27'1 x 10'9 max

UPVC double glazed French doors to the rear leading onto small balcony. Two radiators. Built-in wardrobes. Coving and ceiling roses. Door to the:

En Suite Bathroom

Radiator and under-floor heating. Three piece white suite with fully tiled surrounds comprising shower end panelled bath with rain-fall shower over and glass screen closing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

Bedroom Four

13'6 x 11'7 max

Two UPVC double glazed windows to the front with fitted shutters. Radiator. Coving and ceiling rose. Built-in wardrobes. Door to:

En Suite Shower Room

Radiator and under-floor heating. Three piece white suite with fully tiled surrounds comprising shower cubicle with rain-fall shower over and doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

Bedroom Five

10'10 x 9'2

Two UPVC double glazed windows to the rear with fitted shutters. Radiator. Coving and ceiling rose. Built-in wardrobes. Door to:

En Suite Shower Room

Radiator and under-floor heating. Three piece white suite with fully tiled surrounds comprising shower cubicle with rain-fall shower over and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

SECOND FLOOR

Bedroom Two

22'6" x 12'0"

Two double glazed Velux windows. Two radiators. Extensive range of built-in bedroom furniture including wardrobes, drawers, shelving and dressing table. Inset ceiling spotlights. Smoke alarm. Access to eaves storage. Door to:

En Suite Shower Room

Double glazed Velux window. Radiator and under-floor heating. Three piece white suite with fully tiled surrounds comprising corner shower cubicle with mains shower and doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Double doors to airing cupboard housing two boilers, two pressurised hot water tanks, shelving and carbon monoxide alarm.

EXTERNALLY

To The Front

Electric double gates enclosing large block paved driveway providing off road parking for several vehicles. Large stone storm canopy over front door with entrance light. Well stocked borders with a variety of plants and shrubs. External lighting. All enclosed by walling and high laurel hedgerow. Wrought iron double gates leading to the rear, additional block paved driveway and double garage.

To The Rear

Good sized enclosed garden with private aspect comprising patio area to the immediate rear with steps up to main garden; large area laid to lawn, tiki style covered seating area, paved patio areas and a variety of plants, trees and shrubs. Sauna/BBQ Cabin - 12'9" x 10'11" - Timber construction with windows to the sides and door to the front, built-in seating and central BBQ/sauna stones with chimney. Summer house. All enclosed by fencing and high laurel hedgerow.





Double Garage

22'3 x 18'2

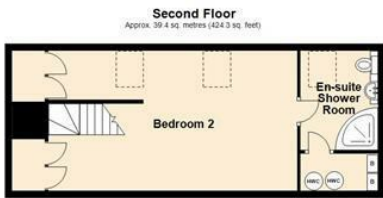
Electric roller door to the front. UPVC double glazed window to the rear with fitted shutters. UPVC double glazed door to the side. Power and lighting. Door to stairwell with stairs leading to home office/guest room. Door to: Cloakroom - Wash hand basin and w/c. Inset ceiling spotlights.

Home Office/Guest Room

18'2 x 11'6

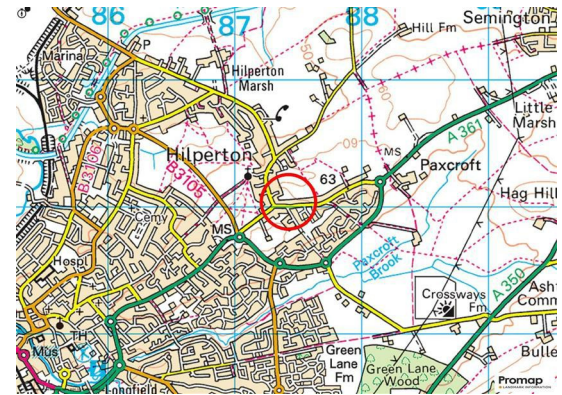
Two double glazed Velux windows. Electric heater and feature fire with electric fire inset. Inset ceiling spotlights.





Total area: approx. 546.6 sq. metres (5883.8 sq. feet)

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



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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.