



Orchard House Rood Ashton Park

West Ashton Trowbridge BA14 6AT

A fantastic opportunity to purchase a large detached house tucked away within a secluded plot of approximately 1.1 Acres within the Rood Ashton Park area close to the popular village of West Ashton.

This spacious family home boasts 360 degree views of either open countryside and well established mature gardens and trees. Features include electric gates enclosing private grounds, sweeping drive leading to house, double garage with home office over, handmade shaker style kitchen with island and granite work surfaces, large living room with stone fireplace and wood burning stove, four good sized bedrooms, bathroom and en-suite shower room. Vendor suited with no onward chain.

Offers Over £900,000 Freehold



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured glazed panelled door to the front. Radiator. Stairs to the first floor with storage recess under. Alarm control panel. Oak flooring, coving and inset ceiling spotlights. Oak doors off and into:

Refitted Cloakroom

Radiator. Two piece white suite with tiled surrounds comprising corner wash hand basin and w/c with dual push flush. Extractor fan.

Living Room

30'6 x 24'3 max (9.30m x 7.39m max)
Two sets of UPVC double glazed patio doors to the front. UPVC double glazed patio doors to the side. UPVC double glazed French doors and windows to the rear. Two radiators. Large stone feature fireplace with iron wood burner inset. Oak flooring, large oak ceiling beams, coving and inset ceiling spotlights. Television point.

Family Room

11'4 x 11'3 (3.45m x 3.43m)
UPVC double glazed patio doors to the front with fitted shutters. Radiator. Oak flooring and coving. Television point. Part glazed oak double doors to the:

Kitchen/Dining Room

23'0 x 20'11 max (7.01m x 6.38m max)
UPVC double glazed window to the rear.
UPVC double glazed French doors to the front with fitted shutters. Three radiators. Harvey Jones kitchen comprising an extensive range of wall, base and drawer units with under cupboard lighting, granite work surfaces and splash-backs. Inset one and a half bowl sink unit with pull-down spray mixer tap and engraved drainer. LP gas range cooker remaining with extractor hood over. Integrated dishwasher. Breakfast Island unit with granite work surface. Freestanding larder unit remaining. Space for larder style fridge/freezer. Space for dining table. Stone tiled flooring and inset ceiling spotlights. Smoke alarm. Oak door to the entrance hall. Oak door to the:

Utility Room

8'10 x 7'6 (2.69m x 2.29m)
UPVC double glazed door to the rear. Range of wall, base and larder units with work surfaces. Inset sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Stone tiled flooring. Fuse box and electric meter. Access to loft space.

FIRST FLOOR

Landing

UPVC double glazed windows to the front and rear. Radiator. Balustrade. Two smoke

alarms. Access to loft space. Wood effect flooring, coving and inset ceiling spotlights. Two large built-in storage cupboards with double doors enclosing. Oak doors off and into:

Bedroom One

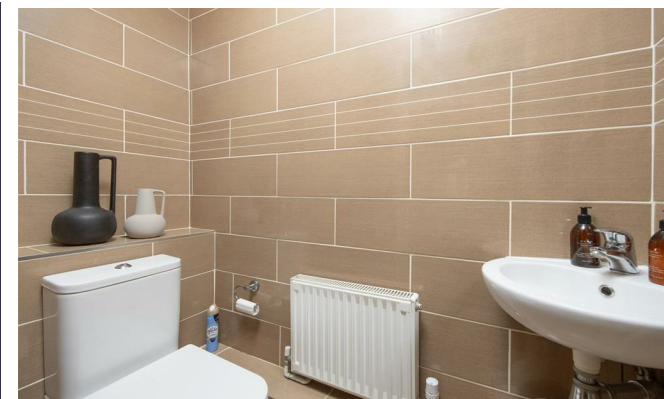
20'3 x 11'11 (6.17m x 3.63m)
UPVC double glazed windows to the front and side. Radiator. Built-in run of wardrobes. Wood effect flooring, wall lights, coving and inset ceiling spotlights. Television point. Oak door to the:

Refitted En Suite Shower Room

UPVC double glazed window to the rear. Radiator and chrome towel radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboards under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Access to loft space.

Bedroom Two

11'11 x 11'2 (3.63m x 3.40m)
UPVC double glazed window to the front. Radiator. Built-in wardrobes. Wood effect flooring, coving and inset ceiling spotlights.





Bedroom Three

12'1 x 10'10 (3.68m x 3.30m)
UPVC double glazed window to the front. Radiator. Built-in wardrobes. Wood effect flooring, coving and inset ceiling spotlights.

Bedroom Four

10'8 x 9'6 (3.25m x 2.90m)
UPVC double glazed windows to the rear and side. Radiator. Wood effect flooring, coving and inset ceiling spotlights.



Refitted Family Bathroom

Two UPVC double glazed windows to the rear. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath, corner shower cubicle with rain-fall shower over, additional shower attachment and sliding doors enclosing, wash hand basin with cupboard and drawer under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor. Panelled door to airing cupboard housing Mega Floor hot water tank and shelving.



GROUND

Orchard House is situated on a secure secluded private plot of approximately an acre. The property boasts 360 degree views of open countryside or trees and gardens. Accessed via electric gates leading to tree lined sweeping gravel driveway providing off road parking for several vehicles. The gardens are arranged over two levels, the area to the front of the house features large paved patio and large area laid to lawn with trees and hedgerow enclosing and a variety of established plants, trees and shrubs. Two sets of steps lead down to the lower gardens with area laid to lawn and hedgerow and trees enclosing. Greenhouse and summer house. To the side is a covered log-store and BBQ area. To the rear of the property there is an additional patio area and further area laid to lawn with trees and hedgerow enclosing. Oil tank enclosed by hedgerow. Eternal tap and lighting.

Double Garage

28'1 x 22'3 max (8.56m x 6.78m max)
Newly installed electric rolled door to the front. Two electric heaters. Two UPVC double glazed windows to the rear. Personal door to the side. Stairs to the first floor office/studio. Power and lighting. Door to:





Garage/Store

12'2 x 10'11 (3.71m x 3.33m)

Newly installed electric rolled door to the front. Power and lighting.

Home Office

22'7 x 13'10 max (6.88m x 4.22m max)

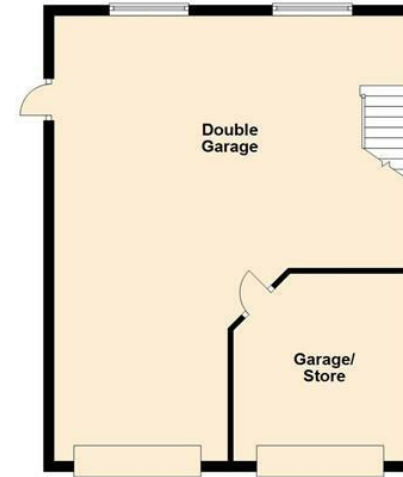
UPVC double glazed window to the rear.

Two electric heaters. Wood effect vinyl flooring. Access to eaves storage.



Ground Floor

Approx. 190.2 sq. metres (2047.3 sq. feet)



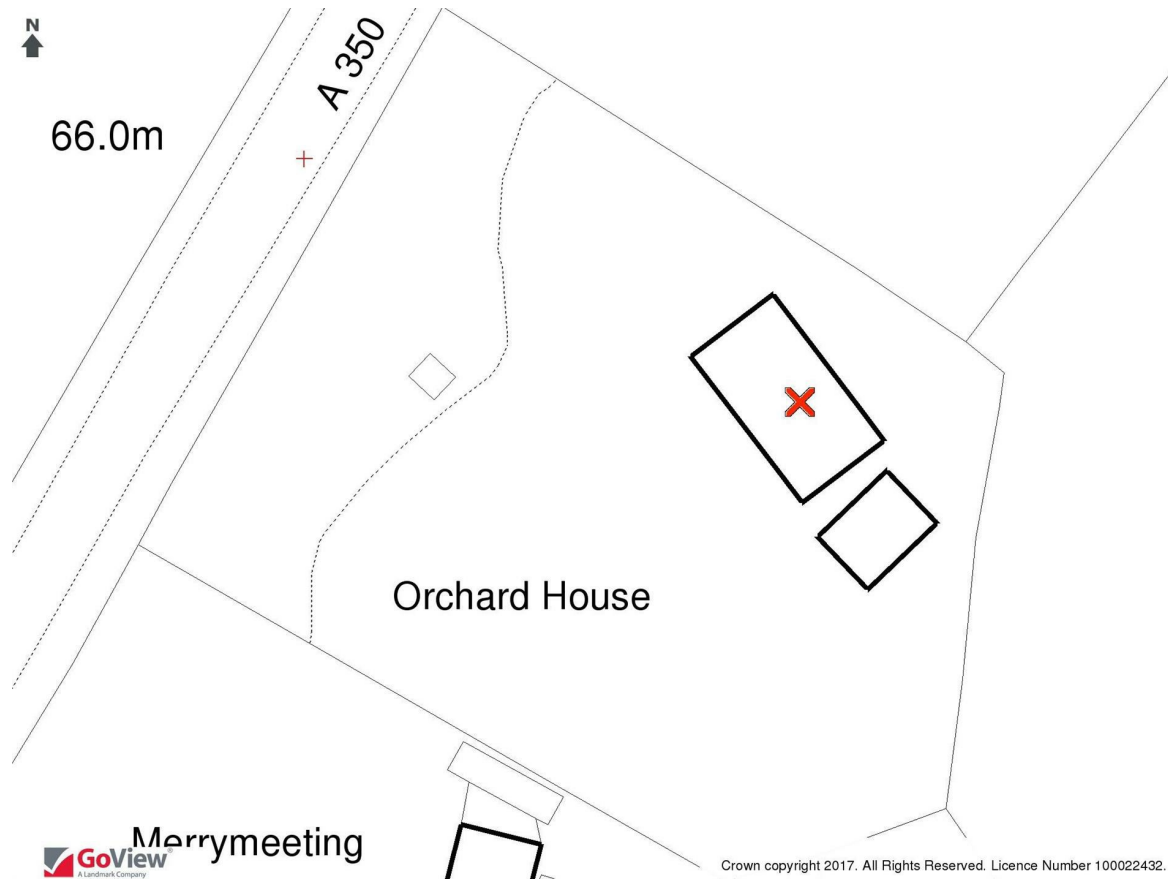
First Floor

Approx. 122.7 sq. metres (1320.5 sq. feet)



Total area: approx. 312.9 sq. metres (3367.7 sq. feet)

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




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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.