



## Hazel Cottage, 36 Church Lane

Wingfield Trowbridge BA14 9LW

A beautifully presented and spacious four bedroom cottage on a plot of a tenth of an acre, situated in the well regarded village of Wingfield close to the Poplars Pub and primary school. Located close to the historic Bradford on Avon and county town of Trowbridge, both with a vast array of amenities including rail links to Bath/Bristol and London. Accommodation comprising entrance porch, primary reception room and living room, both with wood burners, dining room, shaker style kitchen, utility room, main bedroom with large en suite bath/shower room and family shower room. Features include large gardens backing onto fields with large summer house, oil fired central heating with brand new boiler, double glazing, garage/workshop and driveway providing off road parking.

**Price Guide £599,950**







## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Hardwood door to the side with porthole window. Double glazed windows to the side and rear. Radiator. Tiled flooring. Fuse box. Part glazed stable door to the:

### Primary Reception Room

17'0" x 12'0" (5.20 x 3.66)

Double glazed window to the side. Radiator. Feature fireplace with wood mantle, slate hearth and wood burning stove inset. Television point. Wooden door leading to stairs to the first floor with storage cupboard under. Television and telephone points. Alarm panel. Smoke alarm. Archway to the kitchen. Wooden door to the:

### Living Room

16'11" x 11'6" (5.18 x 3.52)

Double glazed window to the front. Radiator. Feature fireplace with exposed chimney breast, wood mantle, stone hearth and multi-fuel burner inset. Exposed ceiling beams. Television point. Wooden stable door to the:

### Dining Room

11'10" x 10'7" (3.63 x 3.25)

Double glazed windows and French doors to the rear. Radiator. Slate tiled flooring. Door to the:

### Kitchen

11'10" x 10'0" (3.63 x 3.06)

Double glazed window to the rear. Extensive range of shaker style wall, base and drawer units with tiled splash-backs and solid wood work surfaces. Stainless steel one and a half bowl sink drainer unit with swan neck mixer tap and drinking water tap. Space for range cooker. Two ring electric hob. Plumbing for dishwasher. Integrated fridge. Slate tiled flooring and exposed ceiling beams. Archway to the primary reception room. Wooden door to the garage/workshop.



### Utility Room

10'6" x 5'1" (3.22 x 1.57)

Double glazed window to the rear. Base mounted unit with worktop. Belfast sink. Plumbing for washing machine. Space for dryer. Terracotta tiled flooring. Solid wood door to the side. Door to the garage/workshop.

### FIRST FLOOR

#### Landing

Double glazed window to the front. Access to loft space. Smoke alarm. Wooden doors off and into:

#### Bedroom One

14'10" x 11'10" (4.54 x 3.63)

Double glazed window to the rear with views over gardens and fields. Radiator. Built-in double wardrobe. Exposed ceiling beam. Telephone point. Wooden door to the:

#### En Suite Bath & Shower Room

Obscured double glazed window to the front. Radiator. Four piece white suite with part tiled surrounds comprising large corner shower cubicle with mains shower over and sliding doors enclosing, bath with pull-out shower attachment, wash hand basin with cupboard under and w/c with enclosing cistern. Wood effect flooring, wall lights and exposed ceiling beams. Access to eaves storage.

#### Bedroom Two

12'1" x 8'11" (3.69 x 2.74)

Double glazed window to the side. Radiator. Picture rail.

#### Bedroom Three

11'3" x 8'7" (3.45 x 2.63)

Double glazed window to the front. Radiator.

#### Bedroom Four/Study

12'1" x 7'7" max (3.69 x 2.33 max)

Double glazed window to the side. Radiator. Exposed stone walls.

### Family Shower Room

Double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c. Wood effect flooring. Shaving point.

### EXTERNALLY

#### To The Front

Entrance light. Borders with a variety of plants and shrubs. Block paved driveway providing off road parking. Gated side pedestrian access to the rear.

#### To The Rear

Large gardens of approximately a tenth of an acre comprising large paved patio area to the immediate rear, area laid to lawn and well stocked established borders with a variety of plants, trees and shrubs. The garden leads around to an additional large garden area backing onto fields, laid to lawn with a variety of trees, including fruit, and vegetable garden area. 3.90m x 3.90m (12'9" x 12'9") summer house with terrace and power. Garden shed. External tap and light. All enclosed by fencing and high hedgerow. Oil tank.

#### Garage/Workshop

18'3" x 13'6" max (5.58 x 4.12 max)

Up and over door to the front. Power and lighting. Sliding door to the utility room. Newly installed oil fired boiler.





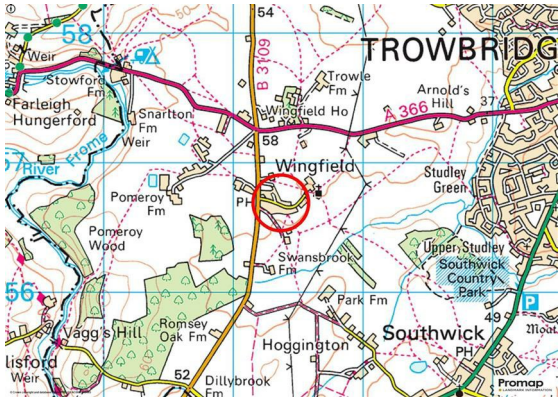
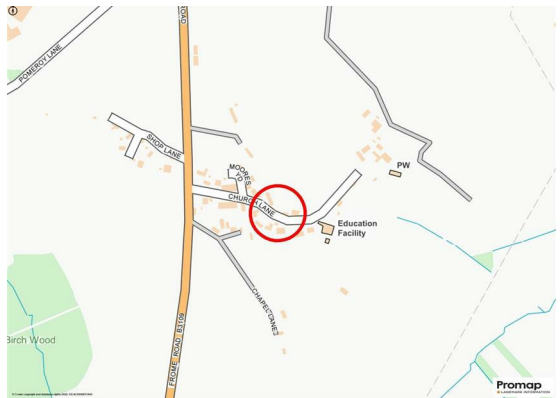
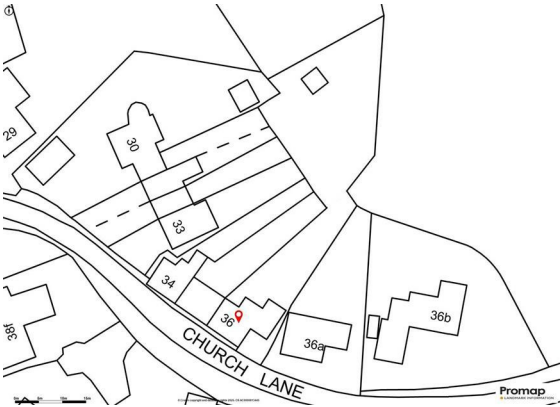
Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **E**

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Approximate Gross Internal Area  
Total = 173 sq m (1873 sq ft)  
Main House = 132 sq m (1424 sq ft)  
Garage = 26 sq m (283 sq ft)  
Outbuilding = 15 sq m (164 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.



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