



2 High Street

Steeple Ashton Trowbridge BA14 6EL

A fantastic opportunity to purchase a five double bedroom, chalet style house with wrap around gardens and situated within an enclosed elevated plot of approx. 0.4 of an acre. Situated in the highly regarded village of Steeple Ashton close to open countryside, recreation ground, pub & community run village shop/café. The property is finished to a high specification, boasts comfortable and flexible living accommodation, beautifully tended gardens, parking for several vehicles and garaging for up to five cars! The property also offers potential to convert the existing garages into annex accommodation or an additional dwelling subject to P.P. Spacious accommodation features three reception rooms, kitchen/breakfast room, utility, two ground floor shower rooms and first floor bath/shower room. Viewing is highly recommended, vendor suited!

Guide Price £685,000 Freehold



ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed windows and door to the front. Tiled flooring. UPVC double glazed door to the:

Entrance Hall

Radiator. Stairs to the first floor with oak balustrade and two storage cupboards under. Display alcove. Tiled effect vinyl flooring and coving. Smoke alarm. Oak doors off. Opening to inner hallway.

Living Room

15'7" x 15'6" (4.76 x 4.73)

Triple aspect with UPVC double glazed windows to the front and sides. Two radiators. Feature fireplace with wood mantle, brick surrounds, stone hearth and wood burner inset. Television and Sky points. Coving.



Family/Dining Room

15'9" x 12'0" (4.82 x 3.66)

Radiator. Feature fireplace with wood mantle and stone hearth. Wood effect flooring and coving. Television point. Opening to the:

Conservatory

12'6" x 10'9" (3.82 x 3.30)

UPVC double glazed and brick construction with fitted blinds and door to the rear.

Radiator. Wood effect flooring.

Kitchen/Breakfast Room

15'1" x 12'3" (4.60 x 3.74)

UPVC double glazed window to the rear. Radiator. Extensive range of wall, base, drawer and corner pantry units with granite effect square edge work surfaces and upstands. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel Zanussi electric double oven. Built-in four-ring Zanussi electric hob with glass splash-back and extractor hood over. Plumbing for dishwasher. Space for under counter fridge. Space for fridge/freezer. Space for table. Wood effect vinyl flooring, inset ceiling spotlights and coving. UPVC double glazed door to the rear. Coat hanging space. Fuse box. Doorway to the:

Utility Room

7'8" x 5'10" (2.35 x 1.78)

UPVC double glazed window to the rear. Radiator. Wall and drawer units with rolled top work surface. Belfast sink. Plumbing for washing machine. Space for dryer. Wood effect vinyl flooring.

Inner Hallway

Coving. Smoke alarm. Thermostat and heating controls. Oak doors off.

Bedroom Three

12'11" x 11'4" (3.96 x 3.46)

UPVC double glazed windows to the front and side. Radiator.

Bedroom Four

13'4" x 11'11" max (4.07 x 3.64 max)

UPVC double glazed windows to the rear and side. Radiator. Wood effect flooring.

Bedroom Five/Study

11'2" x 11'1" (3.42 x 3.40)

UPVC double glazed window to the front. Radiator.

Shower Room 1

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower cubicle with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Karndean wood effect flooring and inset ceiling spotlights.

Shower Room 2

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with Mira shower over and door enclosing, wash hand basin with cupboard under and w/c with dual push flush. Karndean wood effect flooring.





FIRST FLOOR

Landing

Double glazed Velux window to the front with fitted blind. Oak balustrade. Smoke alarm. Oak doors off and into:

Bedroom One

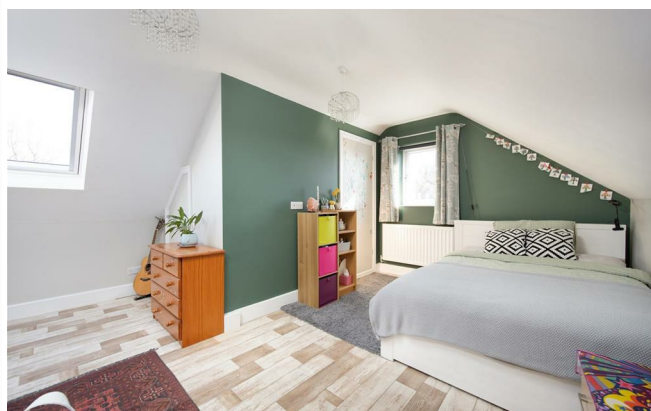
22'2" x 17'3" max (6.76m x 5.26m max)
UPVC double glazed French doors to the front with Juliet balcony and views over open fields. Double glazed Velux window to the rear with fitted blind. Radiator. Built-in wardrobes and cupboards. Access to eaves storage. Oak door to the:

Dressing Room/Potential En Suite

7'10" x 6'2" (2.40 x 1.90)
Double glazed Velux window to the rear with fitted blind. Towel radiator.

Bedroom Two

14'11" x 14'9" (4.56 x 4.52)
UPVC double glazed window to the side. Double glazed Velux window to the front with fitted blind. Radiator. Built-in cupboards and large wardrobe with hanging rails. Built-in shelving unit. Wood effect vinyl flooring. Television point. Access to eaves storage.



Bath & Shower Room

Double glazed Velux window to the rear with fitted blind. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, separate shower cubicle with mains rainfall shower over, additional shower attachment and door enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlight. Small cupboard. Extractor fan.

EXTERNALLY

To The Side

Five-bar gates enclosing driveway providing off road parking for approximately 10 vehicles. Paved patio areas to the front and rear of conservatory. Concealed storage area with oil tank, space for bins and 3.06 x 2.39 (10'0" x 7'10") stone built store. Opening to the rear.

To The Front

Path leading to the front door with entrance light. Large front garden with area laid to lawn, well stocked established borders with a variety of plants, trees and shrubs, meandering gravel pathway and patio area. Path leading to the rear. All enclosed by high hedgerow.





To The Rear

Large rear garden comprising large paved patio area with summer house, large area laid to lawn, borders with a variety of plants and shrubs and gravel area. Greenhouse and garden shed. External oil fired boiler. Enclosed by hedgerow and fencing.

Double Garage

19'1" x 18'1" (5.83 x 5.52)

Electric roller door to the front. Power and lighting.

Garage

14'5" x 10'2" (4.40 x 3.10)

Double wooden doors to the front.

Small Barn/Workshop

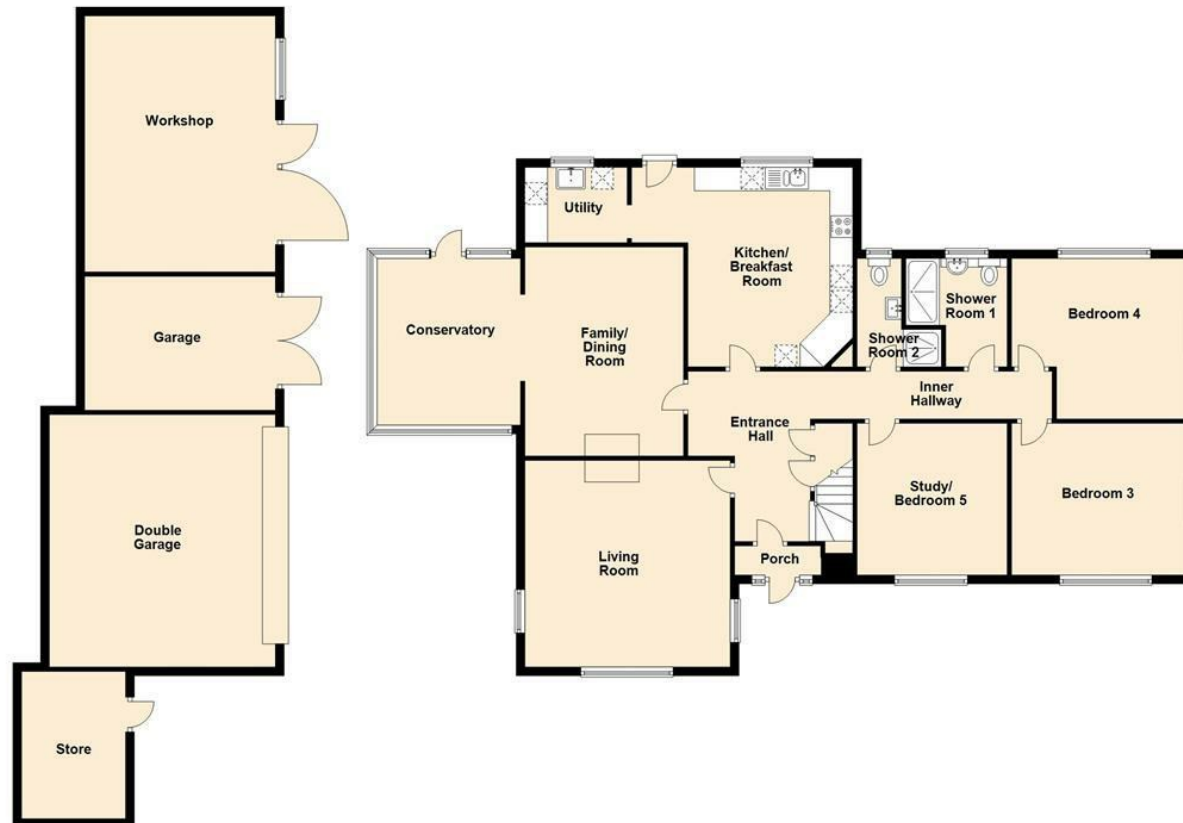
19'4" x 14'5" (5.90 x 4.40)

Double doors and window to the front. Workbench. Power and lighting.



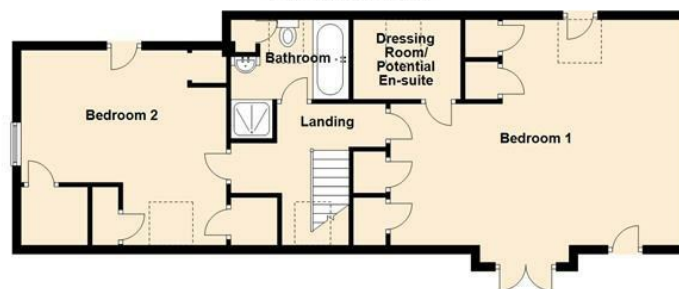
Ground Floor

Approx. 229.7 sq. metres (2472.8 sq. feet)



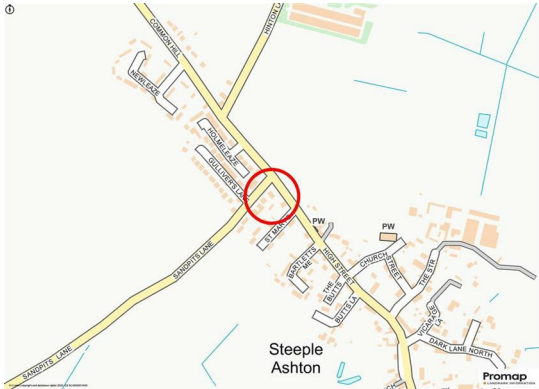
First Floor

Approx. 77.0 sq. metres (828.6 sq. feet)



Total area: approx. 306.7 sq. metres (3301.3 sq. feet)

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



KINGSTONS

Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.