



KINGSTONS

11 Fairfield Meadows

Southwick Trowbridge BA14 9RT

A fantastic opportunity to purchase a mock Tudor, detached, executive style family home tucked away in a small cul de sac within the highly regarded village of Southwick close to primary school, country park, shop and pub. This spacious family home is situated on a plot of circa 0.4 of an acre and boasts stunning and beautifully tended, landscaped gardens with extremely private aspect, detached double garage and potential to extend subject to planning. Three reception rooms, large kitchen with integrated appliances and separate breakfast room, utility room, refitted cloakroom, en suite shower room, family bathroom, five bedrooms and attic/game room. The property boasts UPVC double glazing, gas central heating system and no onward chain. Early viewing is highly recommended.

Offers Over £725,000 Freehold





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured double glazed windows and door to the front. Obscured double glazed window to the side. Lighting. Tiled flooring. Obscured glazed windows and door to the:

Entrance Hall

Matwell. Radiator. Coving, Alarm. Stairs to the first floor with large storage cupboard under with light and fuse box. Double panelled doors to the dining room. Panelled doors off and into:

Living Room

17'7" x 13'8" (5.37 x 4.17)
UPVC double glazed bay window to the front. Two radiators. Feature fireplace with wood mantle, brick surrounds, tiled hearth and living flame gas fire inset. Wall lights and coving. Television point. UPVC double glazed sliding patio doors to the rear.

Dining Room

12'9" x 11'0" (3.90 x 3.37)
UPVC double glazed window to the rear. Radiator. Coving.

Study

11'0" x 6'1" (3.37 x 1.86)
UPVC double glazed window to the front. Radiator.



Kitchen

14'7" x 11'0" (4.47 x 3.37)

UPVC double glazed window to the rear. Radiator. Extensive range of wall and base mounted units with tiled splash-backs and corrian work tops. Inset one and a half bowl ceramic sink unit with mixer tap and engraved drainer. Built-in high level stainless steel electric double oven. Built-in four-ring induction hob with extractor hood over. Integrated dishwasher and fridge/freezer. Tiled flooring. Archway to the:

Breakfast Room

16'1" x 8'6" (4.92 x 2.60)

UPVC double glazed sliding patio doors to the rear. UPVC double glazed window to the side. Radiator. Wood effect flooring and coving. Telephone point. Panelled door to the:

Utility Room

8'5" x 5'9" (2.59 x 1.77)

UPVC double glazed window to the front. Radiator. Base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit. Plumbing for washing machine. Space for dryer. Tiled flooring. Wall mounted Worcester boiler and heating controls. Access to loft space. Obscured UPVC double glazed door to the side.

Refitted Cloakroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Two piece white suite with tiled surrounds comprising wash hand basin and w/c with enclosed cistern and dual push flush. Range of built-in low level cupboards. Extractor fan. Tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Stairs to the first floor. Balustrade. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

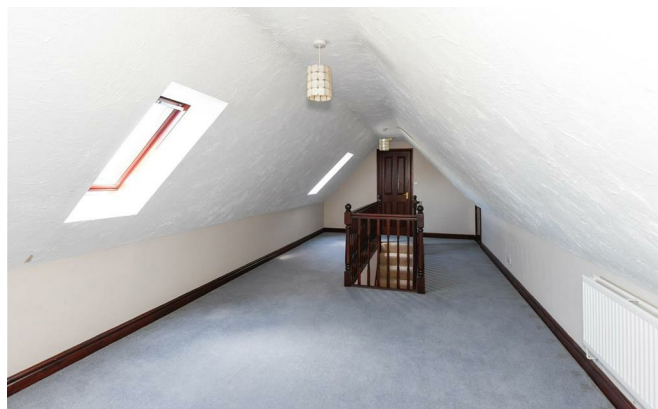
16'11" x 12'11" (5.17 x 3.94)

UPVC double glazed window to the rear with views over gardens. Radiator. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Contemporary chrome towel radiator. Four piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin, bidet and w/c with enclosed cistern and dual push flush. Range of built-in low level cupboards and drawers. Extractor fan. Shaving point. Tiled flooring.





Bedroom Two

13'8" x 9'10" (4.17 x 3.00)

UPVC double glazed window to the rear with views over gardens. Radiator.

Bedroom Three

11'0" x 7'6" (3.36 x 2.30)

UPVC double glazed bay window to the front. Radiator. Panelled door to built-in cupboard.

Bedroom Four

10'9" x 10'4" max (3.28 x 3.17 max)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wall mounted cupboard. Extractor fan. Shaving point. Tiled flooring.

SECOND FLOOR

Attic/Games Room

26'2" x 11'6" (8.00 x 3.51)

Two double glazed Velux windows to the rear. Radiator. Balustrade. Panelled door to:

Bedroom Five

15'6" x 11'6" (4.74 x 3.51)

Double glazed Velux window to the rear.
Radiator. Telephone point.

EXTERNALLY

To The Front

Paved pathway across the front of the property. Entrance light. Good sized area laid to lawn, gravel border, well stocked & established borders with a variety of plants, trees and shrubs. Outside tap. Gated side pedestrian access to both sides. Block paved and tarmac driveway to the front providing off road parking for several vehicles.





To The Rear

Stunning and beautifully tended, landscaped gardens of approximately 0.4 of an acre, with extremely private aspect and comprising large Indian sandstone patio area to the immediate rear, raised beds enclosing, vast area laid to lawn, well stocked & established borders with a variety of plants and shrubs; and mature trees including fruit, Magnolia and Eucalyptus. Picket fencing enclosing ornamental garden area laid to gravel, pond with water feature and infra-red filter, variety of plants and shrubs, and pergola. Vegetable garden area with raised beds, composting area, garden shed and gravel storage area. Potting shed. External tap and lighting. All enclosed by fencing and hedgerow with five bar gate to the rear leading onto lane.

Detached Double Garage

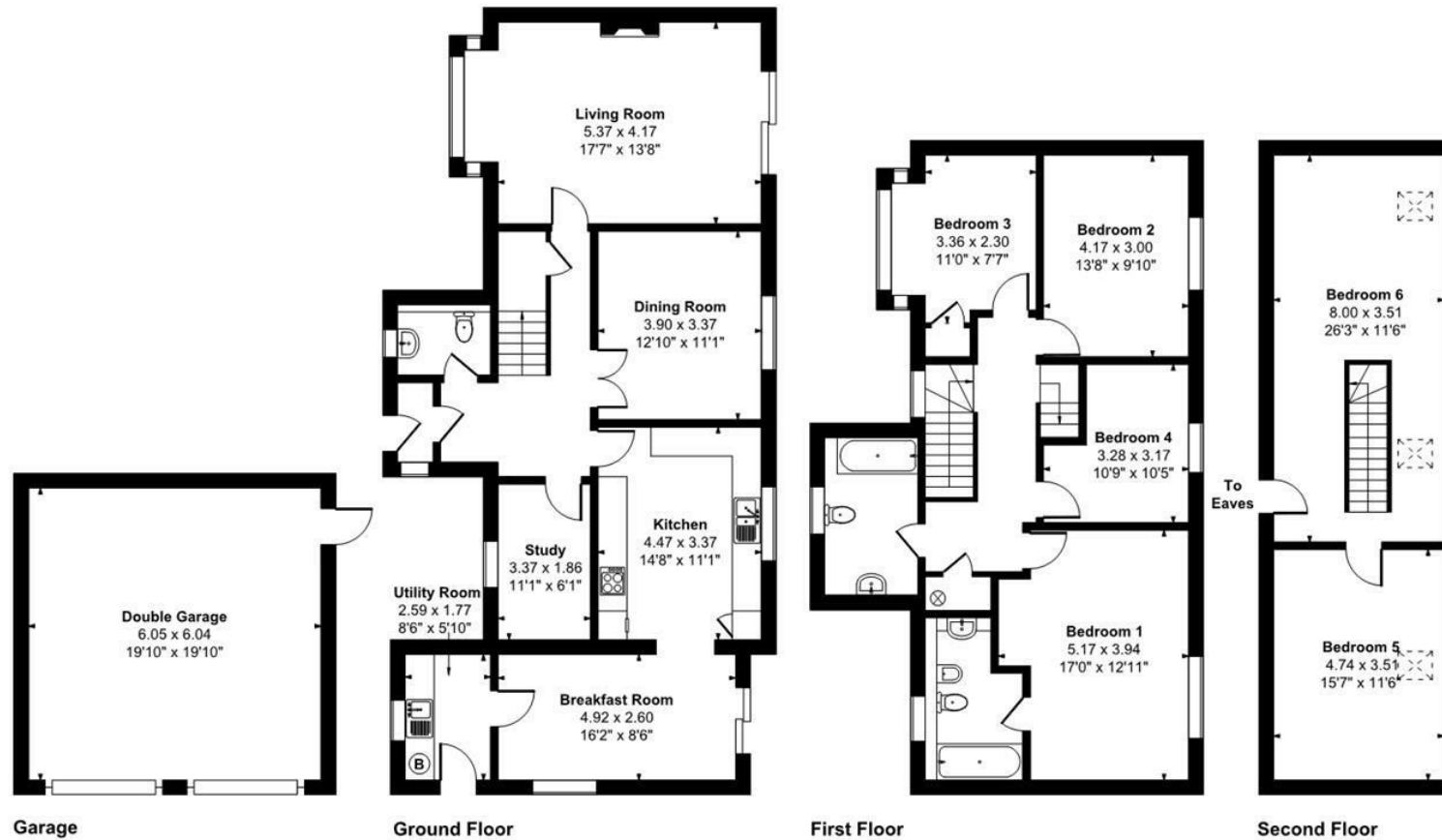
19'10" x 19'9" (6.05 x 6.04)

Two roller doors to the front. Power and lighting. Eaves storage. Part glazed door to the side.



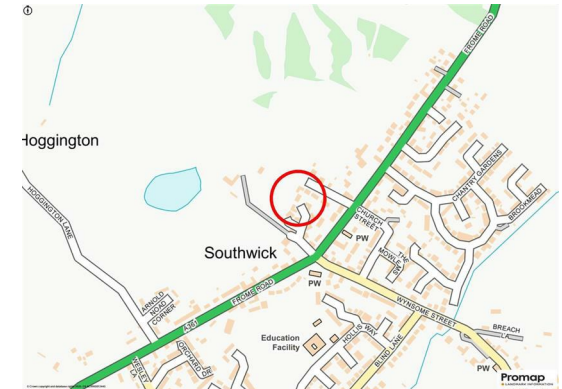
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Approximate Gross Internal Area
Total = 259 sq m (2780 sq ft)
Main House = 222 sq m (2387 sq ft)
Garage = 37 sq m (393) sq ft



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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.

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.