

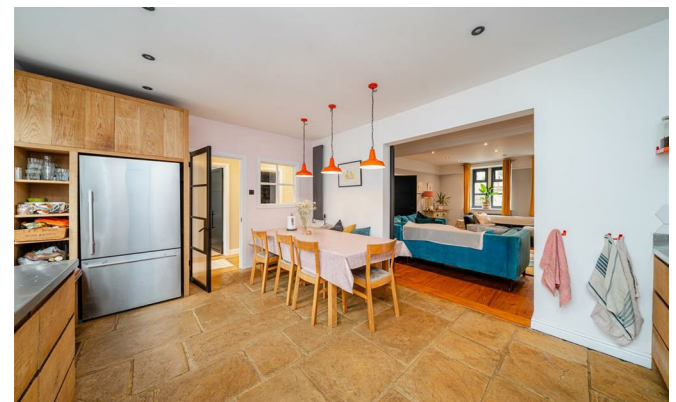


The Old School Room Church Street

Hilperton Trowbridge BA14 7RL

An attractive, stone faced, former school hall situated in the heart of the highly regarded village of Hilperton close to playing field, village hall, K&A canal, primary school and public house. This deceptively spacious four bedroom home boasts large dual aspect hallway with reception area and vaulted ceiling, bespoke fitted kitchen/dining room, stunning living room with feature fireplace and bespoke cabinets, family bathroom and two ensuite shower rooms. This family home boast plenty of period features including vaulted ceilings and flagstone floors; and a large mature private garden with a drystone kitchen garden wall. Interesting houses of this quality are becoming increasingly hard to find especially with the added benefit of garaging and off road parking. Internal viewing is the only way to truly appreciate the fantastic charm this property has to offer and it is also sold with the added benefit of no onward chain.

Guide Price £540,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Part obscured double glazed panelled door to the front. Matwell. Radiator. Feature window to the kitchen. Flagstone flooring, picture rail and inset ceiling spotlights. Smoke alarm. Contemporary doors off. Opening to the:

Rear Reception Hall

13'6" x 12'2" (4.12 x 3.72)
Pair of double glazed windows to the rear with stone mullion. Radiator. Full turn stairs to the first floor with oak banister and cupboard under. Built-in bench seat with stone top. Flagstone flooring, wall light and inset ceiling spotlights. Glass panelled door to the rear. Contemporary door to the:

Living Room

18'6" x 16'1" (5.65 x 4.90)
Two pairs of double glazed windows to the rear with stone mullions. Two radiators. Feature stone fireplace with living flame gas fire inset. Alcoves with bespoke built-in cupboards. Television point. Exposed wood flooring, wall lights, picture rail and inset ceiling spotlights. Part glazed contemporary style sliding door to the:

Kitchen/Dining Room

16'11" x 11'12" (5.15 x 3.65)
Two pairs of double glazed windows to the front with stone mullions. Built-in window seat. Contemporary anthracite vertical radiator. Bespoke hand made kitchen with a comprehensive range of base mounted units with honeycomb tiled splash-backs; and stainless steel work top with inset sink unit with pull-down spray mixer tap. Range gas cooker with extractor over. Integrated dishwasher. Space for fridge/freezer. L-shaped built-in bench storage seating; and space for dining table with pendant lights over. Flagstone flooring and inset ceiling spotlights. Glazed door and internal window to the hall.

Study

8'6" x 6'8" (2.60 x 2.03)
Pair of double glazed windows to the front with stone mullion. Radiator. Picture rail. Fuse box. BT Open Reach point.

Utility Room

7'3" x 5'3" (2.20 x 1.60)

Radiator. Base mounted unit with rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Flagstone flooring, picture rail and inset ceiling spotlights. Extractor fan.

Cloakroom

Radiator. Wash hand basin with tiled splash-backs and w/c. Flagstone flooring and picture rail. Extractor fan.

FIRST FLOOR

Galleried Landing

Oak balustrade and vaulted ceiling with exposed beams. Two pairs of double glazed windows to the rear with stone mullions. Radiator. Wall lights, picture rail and inset ceiling spotlights. Access to boarded loft space. Panelled doors off and into large airing cupboard housing shelving, Valliant boiler and pressurised hot water tank.

Bedroom One

14'4" x 12'6" max (4.38 x 3.80 max)

Two pairs of double glazed windows to the front with stone mullions. Two radiators. Two built-in double wardrobes with panelled doors enclosing. Ceiling beams to vaulted ceiling. Picture rail. Panelled door to the:

En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Mirror. Tiled flooring, picture rail and inset ceiling spotlights.

Bedroom Two

14'2" x 9'3" (4.32 x 2.83)

Pair of double glazed windows to the rear with stone mullion. Radiator. Built-in double wardrobe with panelled doors enclosing. Picture rail Ceiling beam. Television and telephone points. Panelled door to the:

En Suite Shower Room.

Towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Large mirror. Tiled flooring and inset ceiling spotlights. Extractor fan.

Bedroom Three With Mezzanine Level

12'5" x 8' (3.78 x 2.45)

Pair of double glazed windows to the front with stone mullion. Radiator. Built-in double wardrobe with panelled doors enclosing. Stairs to the mezzanine level with balustrade. Picture rail and inset ceiling spotlights.

Bedroom Four With Mezzanine Level

12'5" x 6'5" (3.78 x 1.96)

Pair of double glazed windows to the front with stone mullion. Radiator. Industrial style stairs to the mezzanine level with balustrade; and built-in wardrobes and desk under. Picture rail and inset ceiling spotlights.

Family Bathroom

Pair of obscured double glazed windows to the rear with stone mullion. Radiator. Three piece white heritage style suite comprising freestanding rolled top bath with shower mixer tap, pedestal wash hand basin and period style high-level w/c. Wood effect flooring and wall lights. Exposed beam.

EXTERNALLY

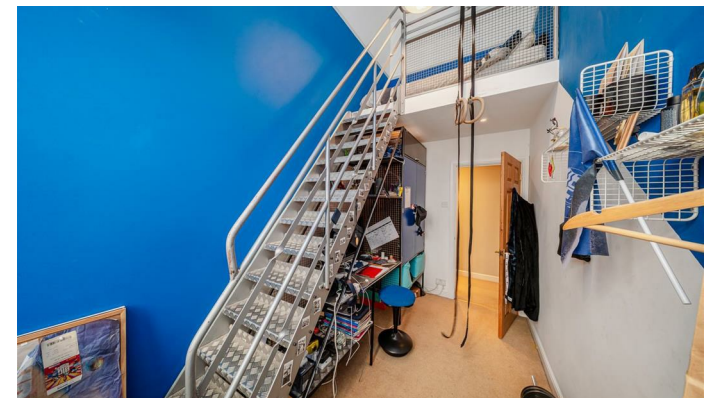
To The Rear

Good sized private south-east facing garden comprising patio area to the immediate rear with sweeping steps leading up to patio/bbq area and on to a large paved patio area with Victorian style lamp and raised beds with a variety of plants and shrubs, with stone walling and cut sleepers enclosing. Further steps up to large lawned, raised decked area with pergola over and a variety of plants, trees and shrubs. Storage shed with tap. Outside lighting. Gravelled area with vegetable bed. Gravel pathway leading around to the garage. All enclosed by high walling and high quality fencing providing a secluded and private aspect.

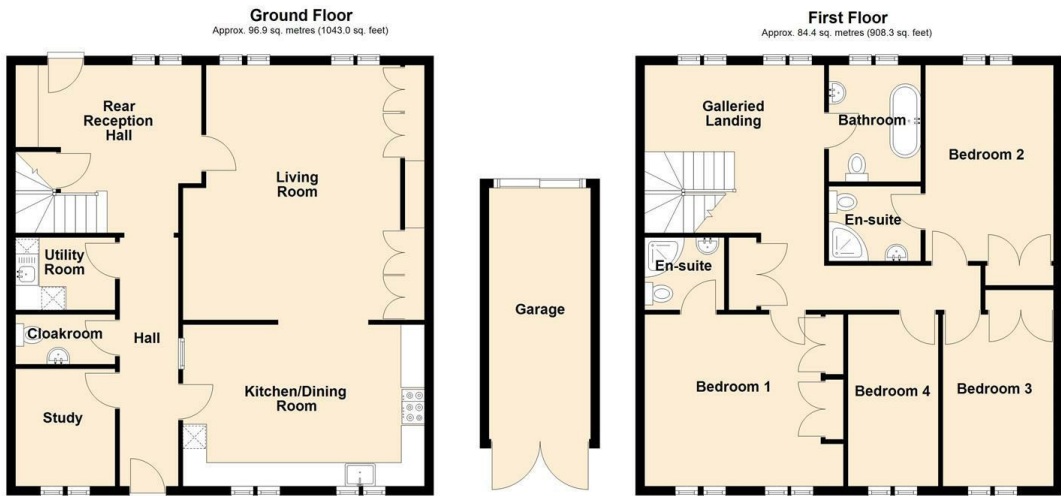
Garage & Driveway

18'2" x 7'5" (5.53 x 2.26)

Part glazed double doors to the front. Dry lined and plastered with rubber flooring and inset ceiling spotlights. UPVC double glazed patio doors to the rear. Tandem gravel driveway to the front for up to 2 vehicles.



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



Total area: approx. 181.3 sq. metres (1951.3 sq. feet)



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.

