

**TOWN&COUNTRY**  
ESTATES



**27 Blind Lane, Southwick, Wiltshire, BA14 9PG**

**£670,000**

## LOCATION

The property located in a quiet adjacent to open fields, in the sought after village of Southwick, on the outskirts of Trowbridge, separated only by the Southwick country park, consisting of 152 acres of open fields. Southwick benefits a shop, church and primary school nearby.

## DESCRIPTION

Positioned on the edge of Southwick overlooking open fields, this is a rare and exciting opportunity to purchase an absolutely superb six bedroom detached family home, within this popular Village.

The spacious and flexible ground floor accommodation comprises a welcoming entrance hall leading to three very sizable reception rooms, kitchen/breakfast room and utility room with toilet.

On the first floor, you will be pleased to find the large master bedroom with en-suite shower room, walk-in wardrobe and far reaching views, four further double bedrooms, a single bedroom and luxury family bathroom.

Further benefits include gas central heating, UPVC double glazing, an extremely large and private rear garden, garage and plentiful driveway parking.

## ENTRANCE HALL

You enter into the large and welcoming entrance hall through a composite entrance door with an obscured glazed panel and two obscured glazed windows to either side. There is a radiator, telephone point, stairs to the first floor, double doors to the dining room, door to the family room and glazed doors to the lounge and kitchen/dining room.

## LOUNGE

24'7" x 16'4"

The large lounge is situated at the rear of the home and is flooded with natural light from a UPVC double glazed window to the side and UPVC double glazed French doors opening to the expansive rear garden.

There is a fireplace with wall mounted electric fire, Hive heating controls, TV point, radiator, additional wall mounted modern vertical radiator and engineered wood flooring.

## DINING ROOM

17'0" x 17'0"

There is a bay window with UPVC double glazed window and fitted wooden blinds to the front, engineered wood flooring and two radiators.

## FAMILY ROOM

15'5" x 10'9"

This welcome third reception room has is a bay window with UPVC double glazed windows with fitted blinds to the front and two radiators.

## KITCHEN/BREAKFAST ROOM

22'3" max x 15'5" max

The very well presented kitchen/breakfast room has a range of matching wall and base units with granite work surfaces and matching granite up-stands, 1.5 bowl inset sink unit with chrome mixer, a Smeg range cooker with 6 burner gas hob, stainless steel splash back and chimney extractor with light over, plumbing for a washing machine, a granite breakfast bar, feature wall mounted vertical radiator, inset ceiling spots and ceramic tiled flooring throughout the room.

The breakfast area of the room has a UPVC double glazed window to the rear overlooking the garden, further matching base units with glazed display cabinets and built in wine rack, granite work surfaces with matching up-stands, inset sink with chrome mixer, space for fridge freezer, an obscure UPVC glazed door to the garden and a door to the utility cupboard which houses plumbing for a washing machine, a wall mounted Ideal Logic gas boiler newly fitted in 2022 and a door to the cloakroom/utility.

## CLOAKROOM/UTILITY

There is a UPVC double glazed obscure window to the side, a range of matching wall and base units with roll top work surfaces, tiled splash backs, inset sink with chrome mixer, a low level WC and radiator.

## FIRST FLOOR LANDING

The spacious landing has a radiator and access to all the bedrooms and luxury family bathroom.



## MASTER BEDROOM

17'0" x 13'5"

There is a UPVC double glazed window with fantastic views across the rear garden and open countryside, the room offers a radiator and doors to the en-suite and walk in wardrobe, with built in hanging rails, storage, radiator and light.

## EN-SUITE

There is a UPVC double glazed obscure window to the rear, a corner shower cubicle with mains shower over and tiled splash backs, closed-coupled dual flush WC, a wall-hung basin with chrome mixer tap and tiled splash backs, a heated towel rail, shaving socket, extractor fan and inset ceiling spotlights.

## BEDROOM TWO

17'4" x 9'10"

The second bedroom has a UPVC double glazed window to the front and a radiator.

## BEDROOM THREE

15'5" x 10'9"

There is a UPVC double glazed window to the front and a radiator.

## BEDROOM FOUR

15'5" x 9'10"

Bedroom four has a UPVC double glazed window to the rear and a radiator.

## BEDROOM FIVE

13'1" x 9'10"

The fifth bedroom has a UPVC double glazed window to the side overlooking open countryside. This room also benefits a radiator.

## BEDROOM SIX

9'10" x 6'10"

There is a UPVC double glazed window to the front and a radiator.

## LUXURY FAMILY BATHROOM

There is a UPVC double glazed obscure window to the side, the four piece suite comprises a roll top claw foot free-standing bath with centre mounted chrome mixer tap with shower attachment, a corner shower cubicle with mains shower, attractive wooden storage units and inset WC, pedestal basin, heated towel rail, inset feature floor and ceiling spotlights, extractor and door to the airing cupboard.

## EXTERIOR

### FRONT

To the front of the property is a large blocked paved sweeping 'in and out' drive with lawn to the side, planted borders, gated access to the rear garden, access to the garage and front door to the property, with storm porch over and outside lights.

### REAR GARDEN

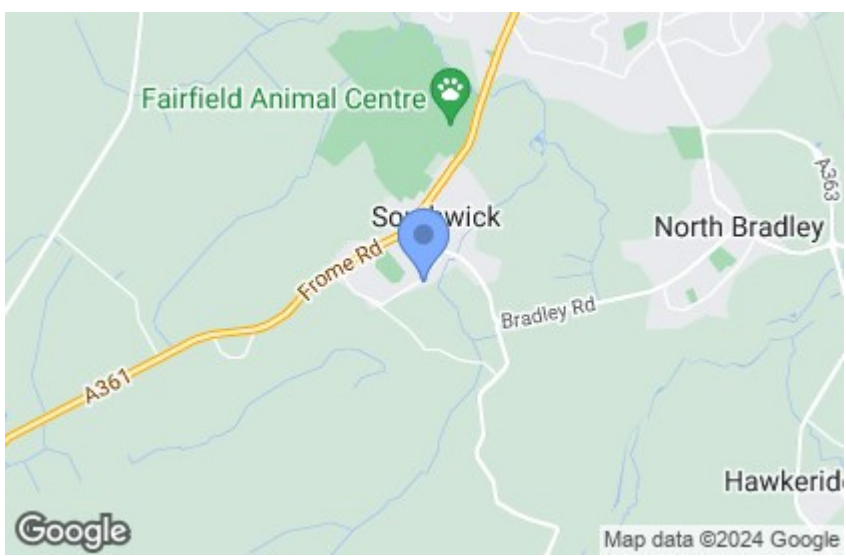
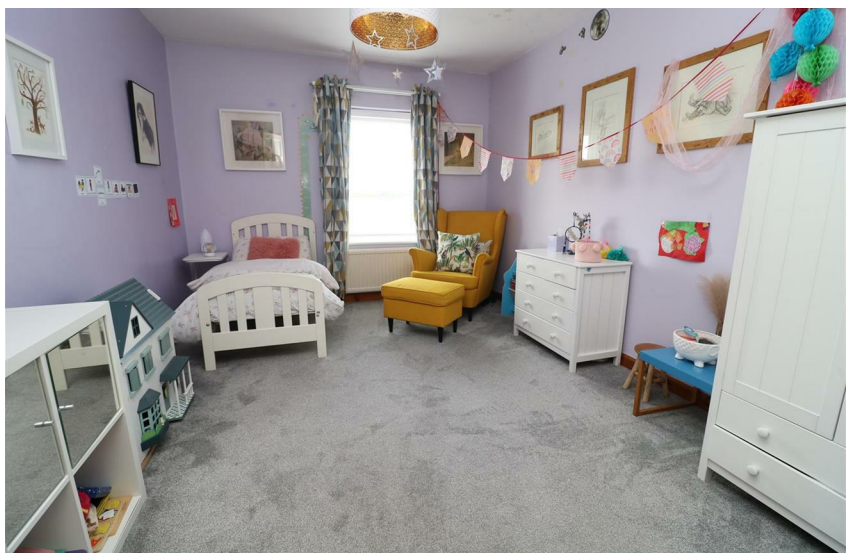
The superb and extremely large rear garden is enclosed to all boundaries. There is a very spacious paved patio accessed directly from the home, perfect for a table and chairs. A path leads down to a summerhouse with gazebo seating area and a 'working area' with greenhouse and veg patch. The very large lawn benefits many mature trees edged by attractive hedging. There are outside lights, an outside tap and access to the front of the property and garage.

### GARAGE

To the side of the property is a garage with electric roller doors to both the front and rear, power, light and door to the patio.

## ADDITIONAL INFORMATION

Council Tax Band - F







GROUND FLOOR  
1711 sq.ft. (159.0 sq.m.) approx.



1ST FLOOR  
1330 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA : 3041 sq.ft. (282.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2024

GROUND FLOOR  
1711 sq.ft. (159.0 sq.m.) approx.

1ST FLOOR  
1330 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA : 3041 sq.ft. (282.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024.

# SALES & MORTGAGES & LETTINGS

## TOWN & COUNTRY MORTGAGES

### FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE  
APPOINTMENTS AVAILABLE

CONTACT US ON:  
01225 776699

BOOK ONLINE:  
[www.townandcountrymortgages.net](http://www.townandcountrymortgages.net)

FIND US ON  

OLIVER BROWNING  
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.