



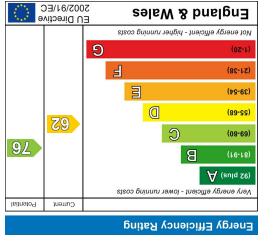
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**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)

**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



**1b Common Hill**  
Steeple Ashton, Nr Trowbridge, Wiltshire,  
BA14 6EB  
£650,000

- Spacious 3 Bedroom Detached Bungalow With Stable Block & 2 Acre Paddock
- Lounge, Dining Room, Kitchen, Utility Room & Cloakroom
- Re Fitted Luxury Bathroom
- Double Garage & Driveway Parking For Numerous Cars
- EPC Rating-D/Council Tax Band E
- Semi Rural Edge of Village Location
- Conservatory
- Oil Central Heating & PVCu Double Glazing
- Attractive Gardens
- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR





#### SITUATION

The bungalow is well situated in a semi rural location on the edge of the very picturesque and sought after village of Steeple Ashton which has a thriving community providing a beautiful church, playing fields, a public house and a village shop. Steeple Ashton has been voted the best kept village in Wiltshire on numerous occasions.

Steeple Ashton is also well situated to give access to many surrounding towns including Trowbridge, Westbury, Melksham & Devizes where there are a good range of shopping facilities available. Trowbridge and Westbury also have mainline train stations with connections to Bath, Bristol & other centres across the South West whilst also providing links to London if required.

#### DESCRIPTION

A spacious and mature 3 bedroom detached bungalow set in good size gardens which surround the property with a sweeping gravelled driveway parking for numerous cars and a detached double garage. The property also offers an equestrian facility adjoining including a purpose built timber stable block with 4 stables, tack room and a barn with a yard area and an adjoining paddock of approximately 2 acres with its own separate driveway entrance. The bungalow offers accommodation including an entrance hall, lounge, dining room, conservatory, kitchen, utility room, rear porch and a cloakroom. There are also three double bedrooms all with built in wardrobes and a beautifully re fitted luxury bathroom with a walk in double shower, a roll edged bath and under floor heating. The property further boasts oil fired central heating and PVCu double glazing.

#### DIRECTIONS

Proceed out of Trowbridge town along the Hilperton Road into Hilperton Drive. At the second roundabout turn right following the signs to Steeple Ashton. At the traffic lights proceed straight across and at the T-junction turn left onto Common Hill. The bungalow will then be found almost immediately on your left hand side being identifiable by our For Sale board.

#### ACCOMMODATION

##### ENTRANCE HALL

Part double glazed front door to entrance hall. Entrance hall with radiator, night storage heater, coved ceiling, and access to roof space.

##### LOUNGE

20'0" x 14'7" (6.10m x 4.46m)

With a feature stone built fireplace with inset wood burning stove, and stone built display shelves to both sides. Radiator, PVCu double glazed window to rear and double glazed sliding patio doors to conservatory.

##### KITCHEN

13'5" x 11'5" (4.11m x 3.48m)

With a one and half bowl single drainer stainless steel sink unit with mixer taps over and cupboards over, and an extensive range of fitted base units and wall cupboards with laminate work surfaces over and tiled splash backs. There is a built in double oven and four ring electric hob unit with extractor hood over. Fitted Worcester oil fired boiler, walk in larder cupboard, vinyl flooring, stone built arch way to dining room and a PVCu double glazed window to front. Door to utility room.

##### DINING ROOM

12'9" x 12'4" (3.91m x 3.78m)

Laminated flooring, radiator and double glazed sliding patio doors to conservatory.

##### CONSERVATORY

20'0" x 10'2" (6.11m x 3.10m)

Part stone built walls with PVCu double glazed windows over looking the rear garden. With a tiled floor and PVCu double glazed French doors to rear garden.

##### UTILITY ROOM

10'4" x 5'9" (3.17m x 1.77m)

With a double drainer stainless steel sink unit with cupboards under, plumbing for washing machine, plumbing for dishwasher and space for tumble dryer, vinyl flooring, a fitted storage cupboard, radiator, PVCu double glazed window to rear and a double glazed door to rear porch.

##### REAR PORCH

8'3" x 5'4" (2.53m x 1.65m)

Door to cloakroom, two dual aspect PVCu double glazed windows and a part double glazed door to side garden

##### CLOAKROOM

With a white suite comprising low level WC, wash hand basin, radiator and double glazed window to side.

#### BEDROOM ONE

13'6" x 11'10" (4.13m x 3.61m)

Radiator, built in double wardrobe with shelving and hanging rail, PVCu double glazed window to front.

#### BEDROOM TWO

11'10" x 11'1" (3.62m x 3.38m)

Radiator, built in double wardrobe with shelving and hanging rail and PVCu double glazed window to front.

#### BEDROOM THREE

11'9" x 9'8" (3.60m x 2.95m)

Radiator, built in double wardrobe with shelving and hanging rail and PVCu double glazed window to rear.

#### FAMILY BATHROOM

Re fitted with a white suite including a roll edged bath with mixer taps, a large walk in double shower cubicle with "raindance" head and a separate body cassette, inset wash hand basin with bespoke drawers unit under, back to wall WC, tiled flooring and part tiled walls, under floor electric heating, extractor fan, stainless steel heated towel rail, four inset down lights and PVCu double glazed window to side.

#### EXTERNALLY

##### FRONT GARDEN

Bound at the front by a mature tall hedge providing privacy with a five bar timber gate leading to a sweeping gravel circular driveway providing parking for numerous cars and leading to a detached double garage, with a central raised stone shrub border. There is also a lawned area with several large mature trees and shrubs. There is an open way to further garden at the left hand side of the bungalow as you face it.

##### DOUBLE GARAGE

18'11" x 18'8" (5.79m x 5.70m)

With two remote control roller doors, roof storage area, power and light and a part double glazed personal door to side access.

##### SIDE & REAR GARDEN

The garden at the side is largely laid to lawn with numerous trees, a raised stone built border on one side and a mature hedge. There is also a solid fuel store adjoining the garage and a well tucked away oil storage tank. The side garden joins onto the rear garden which wraps around the bungalow. The rear garden has a paved patio area and is largely laid to lawn with flower and shrub borders. There is a store room adjoining the bungalow on the left hand side as you face the property, dimensions 2.86m x 1.70m with window to the side. There is a paved path leading between a mature hedge leading to a further area of lawned garden which is bound by post and wire fencing with a gate leading to the stable block and yard.

##### STABLE BLOCK, YARD & PADDOCK

The stable block is a purpose built timber built building and comprises a tack room, hay barn and four individual stables. There is a concrete area in front of the stables which adjoins a large concrete yard area. The yard & stables have a separate driveway entrance on Common Hill to the bungalow which also gives access to the adjoining enclosed paddock of circa 2 acres.

##### TENURE

The property is freehold with vacant possession on completion.

##### COUNCIL TAX

The property is in Council tax band E with the amount payable for 2024/25 being £2719.37.

##### SERVICES

Mains services of electricity, water and drainage are connected. Heating is from the oil fired Worcester boiler. (NOT CHECKED BY CHASE BUCHANAN)

##### VIEWING

To arrange a viewing please call us on 01225-341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

##### CODE

11254 03/07/2024

