



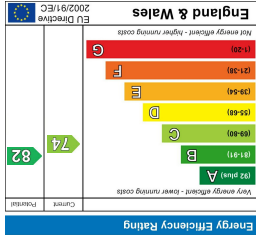
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

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.leasebusinesspremisses.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 Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



G19ARFE360

Calculations are based on RICS IPMS 3C standard.
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area*
1522.88 ft²
141.48 m²



Highbury House 7B 7B Frome Road
Southwick, Nr Trowbridge, Wiltshire, BA14 9QB
£595,000

- Individually Designed 4 Bedroom Detached House Adjoining Fields To The Rear
- Lounge, Dining Room & Study
- Master Bedroom With En Suite Shower Room
- Gas Central Heating & PVCu Double Glazing
- Double Garage & Parking for Several Cars
- Reception Hall, Cloakroom
- Re Fitted Kitchen/Breakfast Room & Utility Room
- Shower Room
- Attractive Gardens & Far Reaching Views
- EPC Rating-C/ Council Tax Band E



SITUATION

Situated in a tucked away location on the edge of the popular village of Southwick and adjoining open fields to the rear, Highbury House affords far reaching views from the rear towards Westbury White Horse. The house is just one of three off a private driveway and away from the main road offering a truly peaceful situation.

Southwick is well served by a post office/general store, an excellent Public House, a church, village hall and also offers nearby walking access to Southwick Country Park for endless walks in the countryside.

Trowbridge town centre is within a mile and a half. Trowbridge is the County Town of Wiltshire and has benefitted from significant investment in development, which is still ongoing, offering a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

DESCRIPTION

An attractive individually designed modern detached house situated at the end of a private shared driveway (Shared with only two other properties) with parking for numerous cars, a double detached garage and backing onto open fields with extended views towards Westbury White Horse and the Wiltshire Downs. The house offers well planned and spacious accommodation including a reception hall, cloakroom, lounge with stone built fireplace and an inset coal-effect gas fire, dining room, study, well fitted kitchen with quartz work tops, built in oven and microwave, five ring gas hob with extractor hood over, integrated dishwasher and a utility room. Upstairs is a master bedroom with fitted wardrobes and a spacious en suite shower room, three further double bedrooms and a shower room.

The house further boasts gas fired central heating, PVCu double glazed windows, and attractive well tended, private and enclosed rear garden with timber built summerhouse.

DIRECTIONS

From our office in Fore Street proceed down Wicker Hill and bear to the left over the town bridge into Manvers Street. Then proceed straight over the mini roundabout and proceed over the railway bridge. At the junction/roundabout keep in the left hand lane and at the traffic lights bear left into Newtown. At the next mini roundabout turn right onto the Frome Road (A361). Follow the Frome Road straight over the next two mini roundabouts, passing the Black Horse pub on your left. Continue on through the traffic lights out of Trowbridge and into Southwick, passing the entrance to the Country Park on your right. As you enter Southwick the driveway to Highbury house will be found immediately after a pair of 1930's semi detached houses on your left being identifiable by our For Sale board. Proceed down the driveway where upon Highbury House will be found on your left hand side.

ACCOMMODATION

ENTRANCE PORCH

A part brick and timber built porch with a tiled roof and lantern light leading to front door.

RECEPTION HALL

With a PVCu front door with bulls eye insert to reception hall. Reception hall with solid wood flooring, stairs to first floor landing, under stairs storage cupboard and five inset down lights.

CLOAKROOM

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

LOUNGE

16'9" x 12'11" (5.13m x 3.94m)

With a feature stone built fireplace & hearth with an inset coal effect gas fire, radiator, solid wood flooring, PVCu double glazed window to side and PVCu double glazed French doors to rear garden.

DINING ROOM

13'0" x 10'9" (3.98m x 3.28m)

Radiator, solid wood flooring and PVCu double glazed window to rear.

STUDY

7'11" x 7'10" (2.43m x 2.39m)

Solid wood flooring, radiator, four inset down lights and PVCu double glazed window to front.

KITCHEN

11'7" x 10'4" (3.54m x 3.15m)

With a one and half bowl ceramic sink unit with mixer taps over and cupboards under. A range of fitted base units and wall cupboards with quartz work tops and upstands, a built in oven & microwave, five ring gas hob unit with stainless steel extractor hood over, integrated dishwasher, wall cupboard housing Worcester gas fired boiler, tiled flooring, nine inset down lights, PVCu double glazed window to front and open way to utility room.

UTILITY ROOM

7'1" x 6'7" (2.18m x 2.01m)

With a single drainer stainless steel sink unit with mixer taps over and cupboard under, work surface to one side and space under with plumbing for washing machine. There is a range of fitted base units and wall cupboards, space for a fridge/freezer, tiled flooring, extractor fan, four inset down lights, radiator and a part double glazed PVCu door to side access.

FIRST FLOOR LANDING

Access to roof space, radiator, PVCu double glazed window and a built in shelved airing cupboard housing hot water tank with immersion heater.

MASTER BEDROOM

15'0" x 11'5" (to back of fitted wardrobes) (4.59m x 3.50m (to back of fitted wardrobes))

Radiator, fitted treble wardrobe with sliding doors, shelving and hanging rail, PVCu double glazed window to rear with far reaching views. Door to en suite shower room

EN SUITE SHOWER ROOM

With a large walk in double shower cubicle with thermostatic shower with "raindance head" and a separate body cassette, dual wash hand basins, heated towel rail, low level WC, tiled flooring, extractor fan and four inset down lights.

BEDROOM TWO

12'0" x 12'0" (3.66m x 3.66m)

Radiator, Fitted treble wardrobe with shelving and hanging rail and sliding doors. PVCu double glazed window to front.

BEDROOM THREE

14'2" x 8'9" (4.32m x 2.68m)

Radiator, PVCu double glazed window with far reaching views to rear.

BEDROOM FOUR

11'7" x 7'4" (3.55m x 2.24m)

Radiator, PVCu double glazed window to the front.

SHOWER ROOM

With walk in double size shower cubicle with "raindance" shower head, wash hand basin, low level WC, stainless steel heated towel rail, , extractor fan, shaver socket, tiled flooring, four inset downlights, PVCu double glazed window to side.

EXTERNALLY

FRONT GARDEN

The property is approached over a shared access tarmac driveway and turning area leading to a block paved driveway leading to a detached double garage. The front garden has well stocked flower and shrub borders and a further block paved parking space. There is a paved path leading to the entrance porch and front door.

DOUBLE GARAGE

17'10" x 17'0" (5.46m x 5.19m)

With remote control roller door, power and light and roof storage area.

REAR GARDEN

With a paved patio area and largely laid to lawn with well stocked flower and shrub borders and numerous trees. Timber built garden store, aluminium greenhouse and a timber built summerhouse. In addition there are raised timber built vegetable borders, tap, sensor light and a paved path and timber gate to the side access. The garden is private being enclosed by wooden panel fencing and back on to farm land behind.

TENURE

The property is Freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band E with the amount payable for 2024/25 being £2685.22.

SERVICES

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

VIEWING

To arrange a viewing please call 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

11375 12/08/2024

