TOWN&COUNTRY
ESTATES

St. Marys, Steeple Ashton, Wiltshire BA14 6EN

Offers In Excess Of £375,000

LOCATION

Steeple Ashton is a highly sought-after medieval village, renowned for its charming character and strong sense of community. The village offers a range of local amenities including a community shop, historic church, well-regarded country pub, and a regular bus service to both Trowbridge and Devizes.

The village falls within the catchment area for the highly regarded Keevil CofE Academy Primary School, with a free school bus service passing through Steeple Ashton, and is approximately 20 minutes from Dauntsey's School.

Conveniently located just a 10–15 minute drive from the county town of Trowbridge, residents have easy access to an extensive range of shopping, leisure facilities, restaurants, schools and a cinema. The World Heritage City of Bath can be reached in around 30 minutes, while Bristol and Swindon are both within an hour's drive.

For commuters, excellent rail connections are available from both Trowbridge and Westbury stations, with direct services to London Waterloo in approximately 1 hour 50 minutes and London Paddington in around 1 hour 17 minutes, making Steeple Ashton the perfect location for those seeking the tranquillity of village life without compromising on connectivity.

DESCRIPTION

Dating back to the 1930's, this charming family home has remained in the same ownership since it was first built, having been lovingly cared for by generations of the same family. Offering a wealth of character and history, it presents a truly rare opportunity for its next owners to create their own lasting memories.

The ground floor of this spacious three double bedroom semi-detached home comprises a UPVC double glazed entrance porch, a WC with adjoining store, a kitchen with pantry/store room, a downstairs shower room, a dining room, an entrance hall with stairs rising to the first floor, and a large lounge. The first floor offers a spacious landing with access to a useful airing cupboard, a separate cloakroom, and three generously proportioned double bedrooms. Externally, the property occupies a generous corner plot adjoining attractive open green space, offering an enviable position. To the front is a substantial garden, while to the side there is ample off-street parking for multiple vehicles. The impressive rear garden is exceptionally spacious and offers excellent potential for extension or future development, subject to the necessary planning permissions and consents.

ENTRANCE PORCH

The property is entered via a spacious UPVC double glazed entrance porch, providing a practical welcome to the home. From here, there is access to a useful WC with adjoining storage room, while a further door leads through to the kitchen.

W.C/STORE

The cloakroom is fitted with a low-level WC and benefits from a single glazed window. An opening leads through to a useful store/utility area, which in turn provides a door giving access to the front of the property.

KITCHEN

9'4" x 8'9"

The kitchen is fitted with a UPVC double glazed window and door to the front, allowing for an abundance of natural light. Doors lead to a useful pantry/boiler room and the downstairs shower room, while further doors provide access to the spacious living room and separate dining room.

SHOWER ROOM

The downstairs shower room is fitted with a large walk-in enclosed shower, a wall-mounted wash hand basin, radiator, and a UPVC window.

DINING ROOM

12'1" max x 9'11"

The separate dining room is a well-proportioned space featuring a UPVC double glazed window, radiator, and original picture rails that add character. A door leads through to the entrance hall.

ENTRANCE HALL
The entrance hall is accessed via a UPVC entrance door and provides stairs rising to the first floor. A door leads through to the separate dining room.

LOUNGE
16'10" x 9'10",223'1"
The spacious living room is a bright and welcoming reception space, benefiting from a UPVC double glazed window, radiator, and sliding UPVC patio doors opening onto the rear garden. A feature open fireplace with an attractive brick surround creates a charming focal point to the room.

FIRST FLOOR LANDING
The first floor landing provides access to three generous double bedrooms, the cloakroom, and a useful airing cupboard. It also benefits from a hatch providing access to the loft space.

BEDROOM ONE
16'10" x 12'0"
The principal bedroom is a spacious double room, benefiting from UPVC double glazed windows to both the front and rear, allowing for an abundance of natural light. The room further features a radiator, original picture rails, and a built-in wardrobe.

BEDROOM TWO
12'2" x 9'11"
The second bedroom is a generous double room, benefiting from a UPVC window, radiator, and a useful built-in wardrobe.

BEDROOM THREE
8'11" x 8'10"
Bedroom three is a well-proportioned room, comfortably accommodating a double bed. It benefits from a UPVC window and radiator, making it an ideal guest bedroom, children's room or home office.

CLOAKROOM
The first floor cloakroom is fitted with a close-coupled WC and wash hand basin, and benefits from a UPVC window and radiator.

EXTERIOR

FRONT
The generous front garden is predominantly laid to lawn with a graveled area and a pathway leading to the front entrance. To the side of the property, a private driveway provides off-street parking for multiple vehicles and leads to a useful workshop/storage shed.

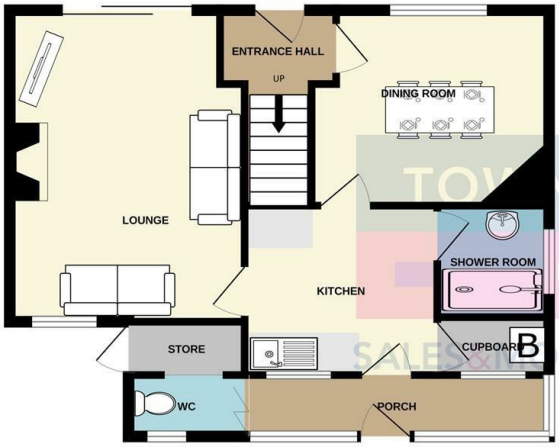
REAR GARDEN
The exceptionally large enclosed rear garden provides a superb outdoor space, featuring a generous patio seating area, extensive lawn, storage shed, greenhouse, pergola, allotment area, and a variety of established planting areas. The garden offers excellent versatility, providing ample space for entertaining, gardening enthusiasts, and outdoor living throughout the year. Due to its impressive size, the garden may also offer potential for extension or further development, subject to the necessary planning permissions and consents.

ADDITION INFORMATION
Council Tax Band C

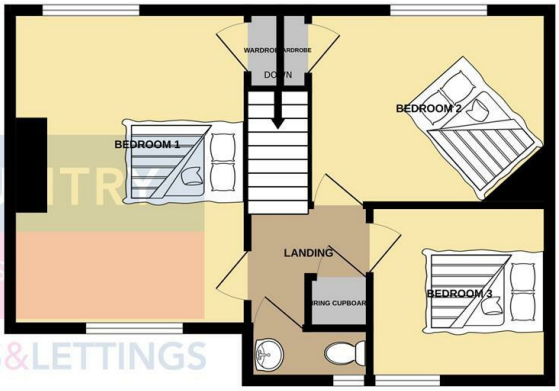
There is currently planning permission in place to extend the kitchen and create a bathroom upstairs. The planning reference is PL/2023/0730

KITCHEN
is the heart
OF THE
home

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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.
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Ground Floor
551 sq.ft. (51.2 sq.m.) approx.

1st Floor
475 sq.ft. (44.1 sq.m.) approx.

Total Floor Area : 1026 sq.ft. (95.3 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.
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