



KINGSTONS



## The Old Dairy, 8 High Street Steeple Ashton Trowbridge BA14 6EL

A fantastic opportunity to purchase a large, well presented and updated detached family home situated on a large plot with extensive south-west facing private gardens, and situated within the highly regarded village of Steeple Ashton close to Gothic church, pub, recreation ground and community shop. 'The Old Dairy' boasts living room with open fire, dining room, garden room, office, large shaker style kitchen/family room with integrated appliances and granite work tops, utility/cloakroom, four bedrooms, family bath/shower room and en suite shower room to main bedroom. Additional features include UPVC double glazing, oil fired central heating, double garage and driveway providing off road parking for several vehicles. Viewing is highly recommended. Vendor suited with no onward chain.

**Price Guide £675,000**



## ACCOMMODATION

All measurements are approximate.

### Entrance Hall

Obscured double glazed composite door to the front. Mat-well. UPVC double glazed windows to both sides. Radiator. Stairs to the first floor with coat hanging space under. Dado rail. Smoke alarm. Fuse box. Wooden doors off and into:

### Dining Room

14'4 x 11'10 (4.37m x 3.61m)  
UPVC double glazed window to the front. Radiator. Dado rail. Part glazed bi-fold doors to the:

### Living Room

24'4 x 12'7 (7.42m x 3.84m)  
UPVC double glazed window to the front. Radiator. Feature open fireplace with wood mantle and marble surrounds. Television point. Dado rail, wall lights and coving. Double glazed sliding patio doors to the:

### Garden Room

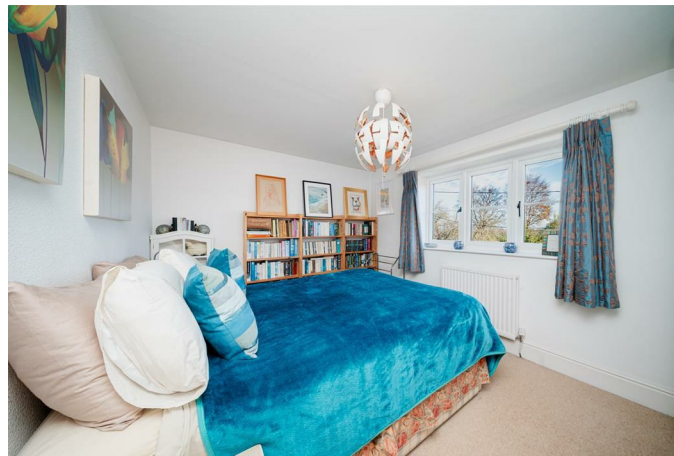
12'7 x 9'6 (3.84m x 2.9m)  
UPVC double glazed and brick construction with French doors to the rear. Radiator. Fitted roof blinds. Tiled effect vinyl flooring and wall light.

### Office

10'2 x 5'4 (3.1m x 1.63m)  
UPVC double glazed window to the front. Electric heater. Inset ceiling spotlights. Telephone point.

### Kitchen/Family Room

19'8 x 18'7 max (5.99m x 5.66m max)  
UPVC double glazed windows to the rear and side. UPVC double glazed French doors to the rear. Three double glazed Velux windows. Vertical radiator. Extensive range of cashmere shaker style, wall, base, drawer and larder units with comprehensive storage systems, granite worktops and upstands. Breakfast bar for 5 people. Composite one and a half bowl sink drainer unit with swan neck mixer tap. Large Everhot electric range cooker. Integrated dishwasher, drinks fridge, and full height fridge and freezer units. Wood effect flooring, inset ceiling spotlights and exposed beams. Television point. Wooden door to the:



### Side Hall

Double glazed stable door to the rear. Wood effect flooring and exposed beam. Wooden door to the:

### Utility/Cloakroom

9'4 x 5'6 (2.84m x 1.68m)

UPVC double glazed window to the rear. Double glazed Velux window. Radiator. Work top with inset stainless steel sink with swan neck mixer tap. Plumbing for washing machine. White w/c with dual push flush. Storage cupboard with shelving and heating controls. Water softener. Wood effect flooring. Extractor. Exposed beam. Access to loft space.

### FIRST FLOOR

#### Landing

UPVC double glazed window to the rear. Balustrade. Access to loft space. Wooden doors off and into:

#### Bedroom One

14'5 x 10'6 (4.39m x 3.2m)

UPVC double glazed windows to the front and rear. Radiator. Heating controls for towel radiator. Wooden door to the:

#### En Suite Shower Room

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising double shower cubicle with Mira electric shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring with under-floor heating. Extractor. Shaving point.

#### Inner Landing

UPVC double glazed window to the rear. Radiator. Smoke alarm. Access to loft space. Wooden doors off and into:

#### Bedroom Two

12'7 x 8'10 (3.84m x 2.69m)

UPVC double glazed window to the front. Radiator.

#### Bedroom Three

12'7 x 8'10 max (3.84m x 2.69m max)

UPVC double glazed window to the rear. Radiator. Built-in desk and drawers.

### Family Bath & Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, shower cubicle with Mira electric shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Extractor. Shaving point.

### Bedroom Four

9'3 x 8'9 max (2.82m x 2.67m max)

UPVC double glazed window to the front. Radiator.

### EXTERNALLY

#### To The Front & Side

Steps and pathway leading to the front door with entrance light. Gravel area with hedgerow enclosing providing privacy. Borders with a variety of plants, trees and shrubs. Storage area to side of garage. Large gravel driveway providing off road parking for several vehicles. Outside lighting. All enclosed by fencing, walling and hedgerow. Gated pedestrian access to the rear. Concealed well to the front of garage.

#### To The Rear

Large south-west facing gardens with extremely private aspect comprising large flagstone patio area to the immediate rear, steps up to large area laid to lawn, covered gravel seating area, and well stocked, established borders with a variety of plants, mature trees and shrubs. External tap and lighting. Garden shed. Concealed oil tank. Oil fired boiler. All enclosed by fencing.

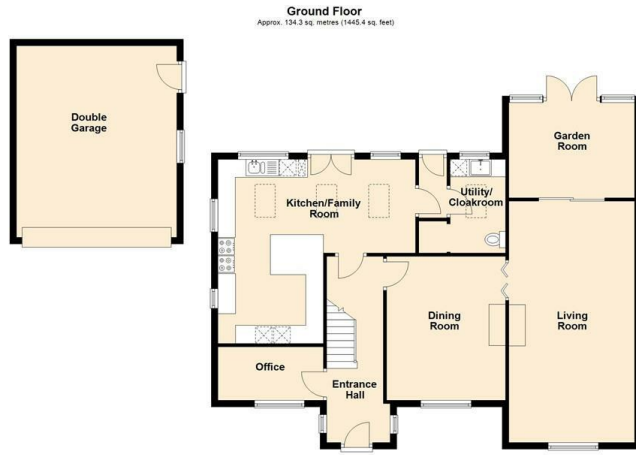
#### Double Garage

19' x 15'11" (5.80 x 4.85)

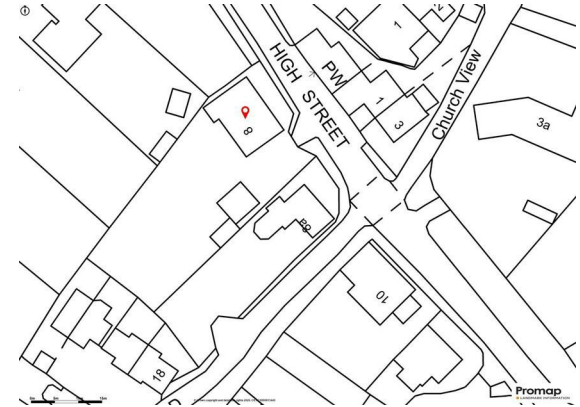
Up and over door to the front. Power and lighting. Eaves storage. Window and door to the side.



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



Total area: approx. 201.1 sq. metres (2164.3 sq. feet)



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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.