



Goodards, 9 High Street

Steeple Ashton Trowbridge BA14 6EL

A fantastic opportunity to purchase Goodards, a five-bedroom detached house originally constructed circa 1760, situated within the centre of the highly regarded village of Steeple Ashton, close to pub, gothic church and village shop; centrally positioned within a secluded plot of approximately 0.7 of an acre. This large family home, whilst presented in a very neutral and habitable condition, boasts fantastic potential to develop, subject to planning permission. The property offers the new custodians endless opportunities to refurbish and remodel the property to suit their family needs and way of life. Standout features include up to five reception rooms, master bedroom with dressing room and ensuite, large beautifully tended private gardens, outdoor swimming pool, large workshop/garage store and parking for several vehicles. Goodards is also sold with the added benefit of no onward chain and viewing is highly recommended and strictly by appointment.

Offers Over £900,000 Freehold





ACCOMMODATION

All measurements are approximate.

Reception Hall/Snug

14'5" x 12'7" (4.40 x 3.84)

Hardwood door to the front. Sash window to the front. Concealed radiator with bespoke cover. Feature fireplace with wood mantel and slate surrounds. Bespoke built-in bookcase. Wood flooring. Door to the inner hallway. Pocket sliding door to the:

Kitchen/Breakfast Room

13'8" x 13'5" (4.16 x 4.10)

Two windows to the front. Extensive range of handmade wall, base and drawer units with tiled splash-backs and work surfaces. One and a half bowl sink drainer unit with mixer tap and Insinkerator. Aga stove. Integrated Neff microwave, dishwasher and fridge/freezer. Built-in dresser. Space for dining table. Herringbone tiled flooring. Door to the rear passageway.

Inner Hallway

Radiator. Stairs to the first floor. Central heating thermostat. Panelled doors off.

Living Room

26'12" x 14'3" (8.22 x 4.35)

Two sets of twin sash windows to the side with stone mullions. Sealed unit double glazed door to the side. Two radiators. Large inglenook fireplace with wood mantel, stone hearth, contemporary cast iron wood burner with canopy and log store. Exposed ceiling beams. Alcoves with built-in cupboards and illuminated shelving. NB: the flue was swept, certified and smoke tested in April 2026.

Dining Room

16'5" x 10'4" (5.0 x 3.15)

Double doors opening on to the rear. Radiator. Inglenook fireplace with stone hearth. Alcoves with built-in cupboards.

Drawing Room

12' x 10'12" (3.66 x 3.35)

Two sash window to the front. Radiator. Alcoves with built-in cupboards.

Boot Room/Office

12'1" x 10'2" (3.68 x 3.10)

Window to the rear. Radiator. Tiled flooring. Part glazed panelled door to the:

Laundry/Utility Room

11'11" x 10'11" (3.62 x 3.34)

Windows to the rear and side. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Space for fridge/freezer. Tiled flooring. Hardwood door to the side. Extractor fan. Door to large pantry cupboard with window to the side and shelving.

Shower Room

Towel radiator. Three piece suite with part tiled surrounds comprising shower cubicle with electric shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c. Extractor fan. Shaving point and light. Mirror.

FIRST FLOOR

Landing

Window to the rear. Radiator. Smoke alarm. Balustrade. Stairs to the second floor. Panelled doors off and into:

Bedroom One

14'4" x 13'4" (4.37 x 4.07)

Twin sash windows to the side with stone mullion. Radiator. Two built-in cupboards. Door to understairs cupboard. Panelled door to the:

Dressing Room

12'6" x 4'2" (3.82 x 1.26)

Twin sash windows to the side with stone mullion. Radiator. Large built-in double wardrobe. Door to linen cupboard. Panelled door to the:

En Suite

Sash window to the rear. Radiator. Three piece suite comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin and w/c. Part glazed panelled door to the landing.

Bedroom Two

15'3" x 13'3" (4.66 x 4.05)

Sash window to the front. Radiator. Pedestal wash hand basin. Shaving point and light.

Bedroom Four

12'2" x 10'12" (3.70 x 3.35)

Sash window to the front. Radiator. Pedestal wash hand basin. Television point.

Family Bathroom

Sash window to the side. Radiator. Three piece suite comprising panelled bath with shower mixer tap, wash hand basin and w/c. Shaving point. Extractor. Mirrored medicine cabinet. Extractor. Shaving point. Mirrored medicine cabinet.

Drying Room

10'5" x 6'12" (3.17 x 2.13)

Double glazed Velux roof window. Cupboard housing hot water tank. Airing cupboard with shelving. Built-in cupboard. Wood flooring.





SECOND FLOOR

Landing

Double glazed Velux roof window. Smoke alarm. Walk-in cupboard with hanging rail and shelving. Built-in cupboard. Doors off.

Bedroom Three

13'7" x 13'4" (4.14 x 4.06)

Window to the side. Radiator. Steps up to and door into:

Attic Store Room

29'6" x 13'1" (9.0 x 4.0)

Double glazed Velux roof window. Lighting.

Bedroom Five

13'7" x 9'9" (4.14 x 2.96)

Window to the side. Radiator. Feature cast iron fireplace.

OUT BUILDINGS

Boiler Room

Built-in cupboard. Floor standing oil fired central heating boiler. Stable door to the workshop. Doorway to the:

Rear Hallway

Door to the side. Sliding door to the cloakroom. Door to the:

Plant Room

10'4" x 6'3" (3.15 x 1.91)

Windows to the rear and side. Belfast sink. Infrastructure for swimming pool including pump and filter.

Cloakroom

Window to side. W/C.

Workshop/Store

10'2" x 8'11" (3.10 x 2.72)

Window to the side.

Garage/Workshop

20'10" x 19'8" (6.36 x 6.0)

Three windows to the front. Bi-fold timber doors to the side. Eaves storage. Power and lighting. Fuse box.

Double Car Port

19'8" x 19'4" (6.0 x 5.9)

Single Car Port

18'12" x 9'3" (5.78 x 2.82)

Stable door to the rear. Opening to covered passageway with storage cupboard and doors to kitchen and boiler room.

Conservatory

19'8" x 9'10" (6.0 x 3.0)

Glazed and brick construction with double doors to the side.

GROUNDS**Front & Side**

Goodards is approached via sweeping gravel driveway providing off road parking for several vehicles; leading to carports. Storm porch and entrance light over front door. The grounds are mainly laid to lawn with a variety of mature trees, including fruit, shrubs and high manicured hedgerow. A paved pathway and lawn leads around to the side of the property with well stocked borders with a variety of plants and shrubs; and manicured high hedgerows. The paved pathway continues leads through a Beech archway to the rear garden.





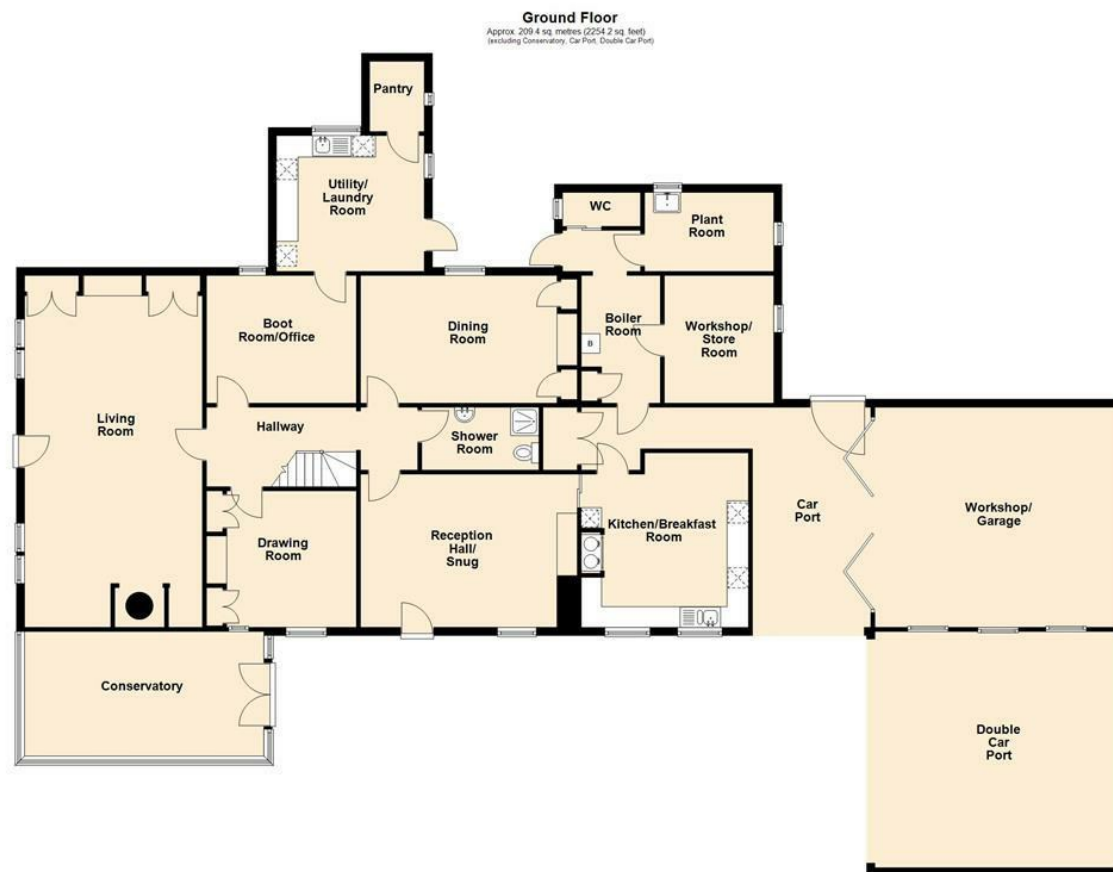
To The Rear

Large enclosed garden with a highly private aspect comprise large area laid to lawn and borders with a variety of plants, trees and shrubs. Steps lead up to the swimming pool with paving surrounding. Block paved area and summer house with power and lighting. All enclosed by 12ft walling and high hedgerow.

AGENTS NOTE:

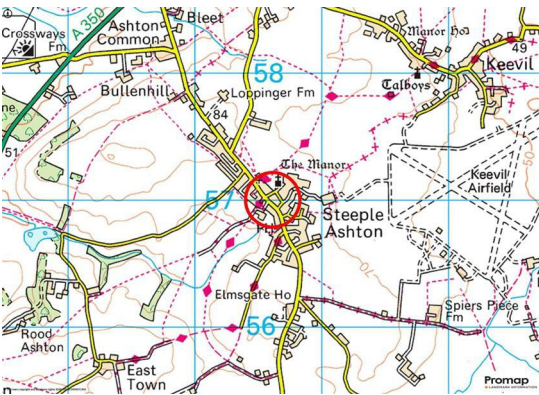
The vendors commissioned a survey in late 2025 and minor remedial works have been actioned following the results of the survey. Following a viewing of the property a PDF copy can be provided to any interest parties for their reference.





Total area: approx. 382.2 sq. metres (4114.0 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **G**
EPC Rating **F**



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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.