



📍 22 Back Lane, Great Hinton, Wiltshire, BA14 6BX

🔗 Offers In Excess Of £750,000

A highly impressive family home with extensive gardens, countryside views, combined with a spacious and versatile interior.

- Superbly Extended Family Home (Over 2000sqft)
- Wonderful Rural Views
- 4 Generous Double Bedrooms
- Refitted Contemporary Shower Room & Additional Older Family Bathroom
- Magnificent 33ft x 29ft Open Plan Kitchen/Dining/Family Room
- Quality Kitchen with Granite Worktops
- Separate Utility & Cloakroom
- Impressive South Facing Gardens- Whole Plot is 0.55 Acre
- Double Garage & Adjoining Workshop
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



Set on a generous plot of over 1/2 an acre, this exceptional detached family home has been much improved by the current owners, with a stylish and spacious interior of over 2000sqft.

Offered with no onward chain, the property is ready to move straight in and enjoy, and it's versatile layout offers excellent flexibility, with the potential to create a self-contained annex — ideal for multi-generational living or guest accommodation. Approached up a sweeping driveway which provides plenty of parking, the property opens into a lobby then hallway with engineered oak flooring. There is a refitted cloakroom set off the hall. A notable feature of this home is the superb triple aspect 33ft x 29ft open plan kitchen/dining/family room, also with engineered oak flooring. The vaulted family area features a floor to ceiling arched window with inset bi folding doors and a contemporary log burning stove, whilst the dining area has sliding doors to the garden and a useful fitted storage cupboard. The quality kitchen enjoys granite worktops, upstands and a breakfast bar with spaces for a Range style cooker and American fridge/freezer (both available by separate negotiation). In addition there is a walk-in pantry, integrated dishwasher and a larder cupboard, plus a separate utility room. From the family area a door leads into a recently recarpeted sitting room, with a door to the garden and stairs up to a large family bathroom (ready for buyers to put their own stamp on it), a bright dual aspect double bedroom with pleasant countryside views and a wall of fitted wardrobes with ample storage. Three spacious ground-floor bedrooms are served by a contemporary shower room.

Outside, there is an integral double garage with light, power and electric door. It also houses the biomass boiler. A workshop is set behind the garage. The extensive rear garden has an Indian sandstone sun terrace stepping to up a long lawn with apple trees. A brick outbuilding offers potential for conversion.

Situation

The property is situated in a beautiful rural setting bordering open countryside, in the sought-after village of Great Hinton with a warm, welcoming community. The village hall is at the heart of local life, hosting a range of clubs and regular social events. It offers a peaceful rural setting while being within easy reach of neighbouring villages and several nearby towns. Neighbouring villages of Keevil, Steeple Ashton and Bulkington, have a number of amenities to include a shop, post office, primary schools, churches, active villages halls and public houses.

For a more comprehensive range of amenities, Devizes is some 6 miles away. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The nearby County town of Trowbridge is an expanding town with a wide range of employment opportunities, shopping and leisure facilities and schools, there is also a mainline railway station in the town. Nearby Melksham has a wide range of supermarkets and an exceptional new leisure centre and library. The Heritage city of Bath is also close by and offers an even wider range of shopping facilities, arts and leisure facilities and access to the M4 motorway and another mainline railway station.

Property Information

Council Tax: Band G

Services: Mains water, drainage and electricity are all connected. Heating is provided via a Biomass boiler and solar PV panels have also been installed providing a greener more efficient heating and energy supply.

The property had a whole new roof in 2021.



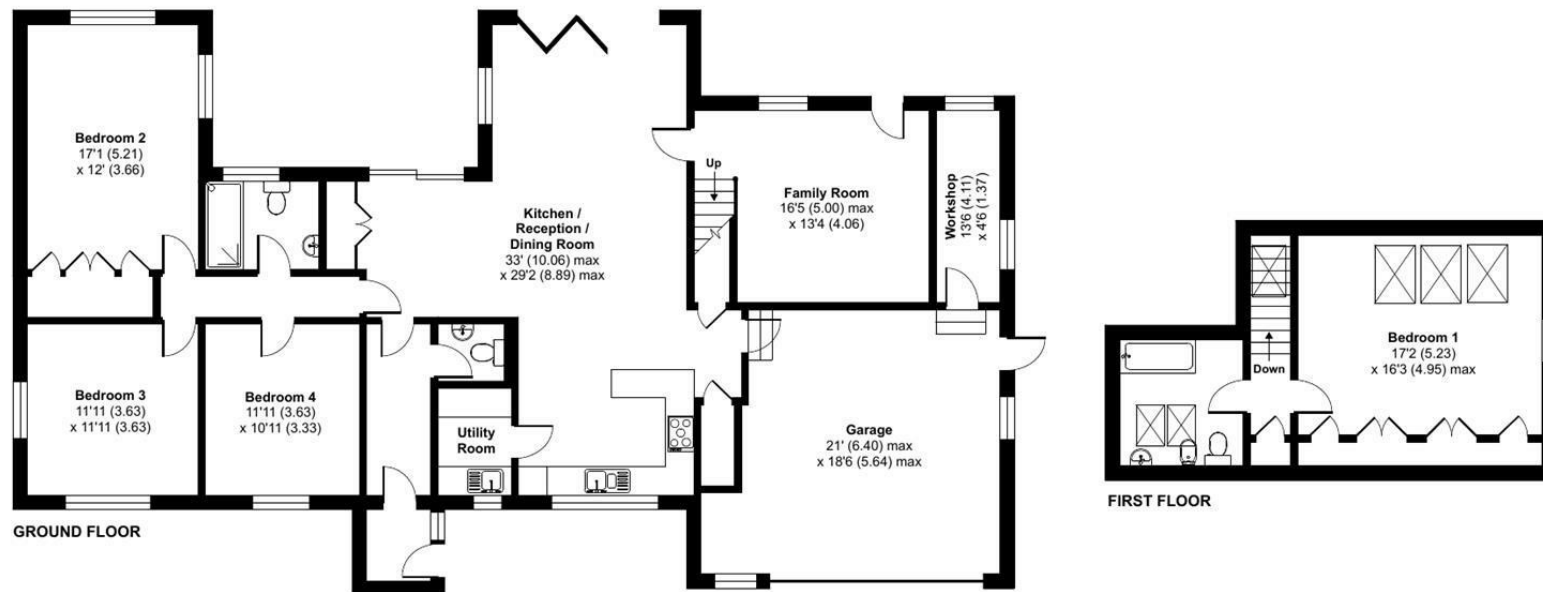
Great Hinton, Trowbridge, BA14

Approximate Area = 2016 sq ft / 187.3 sq m

Garage / Workshop = 411 sq ft / 38.2 sq m

Total = 2427 sq ft / 225.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1361827

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.