



⑨ 6 Acre Close, Steeple Ashton, Trowbridge, Wiltshire, BA14 6HE

£340,000

An extended, three bedroom, two reception room, semi detached house with large gardens, garage and driveway parking, which occupies a generous corner plot, in a quiet cul de sac, close to a shop and public house, in the sought after village of Steeple Ashton.

- Extended, Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Utility Room
- Scope To Update & Further Extend (STPP)
- Garage, Workshop & Driveway Parking
- Electric Central Heating & Solar Panels
- Sought After Village Location
- NO ONWARD CHAIN

∅ Freehold

⑩ EPC Rating F



An extended, three bedroom, two reception room, semi detached house with large rear garden garage and driveway parking. The property occupies a generous corner plot, in a quiet cul de sac, close to the village shop and public house, in the sought after village of Steeple Ashton.

The generously proportioned accommodation is arranged over two floors and comprises; entrance hall with shower room off, good sized sitting room with fireplace with inset multi fuel stove and patio doors opening onto the garden, dining room, kitchen, utility room leading onto a lean to/rear porch, two double bedrooms, one good sized single bedroom and a bathroom.

Externally there is a small garden to the front with trees and ornamental bushes and to the side and rear there are large, mature gardens with level lawn and a variety of trees and ornamental bushes. The gardens are private and well enclosed.

Single garage with office/study to the rear. Roller door to front, power and lighting. Block paved driveway in front for two vehicles.

#### **Situation**

The property is tucked away in a small cul de sac, close to open countryside in the beautiful village of Steeple Ashton. The village has a thriving community providing playing fields, a public house/shop/post office. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are also close by. The historic market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius. Dauntsey's School, Marlborough College and St Mary's Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

#### **Property Information**

Council Tax Band; D

Freehold

Services; Mains Water, Drainage and Electricity

Electric Central Heating

EPC Rating; F

Solar Panels (Owned)



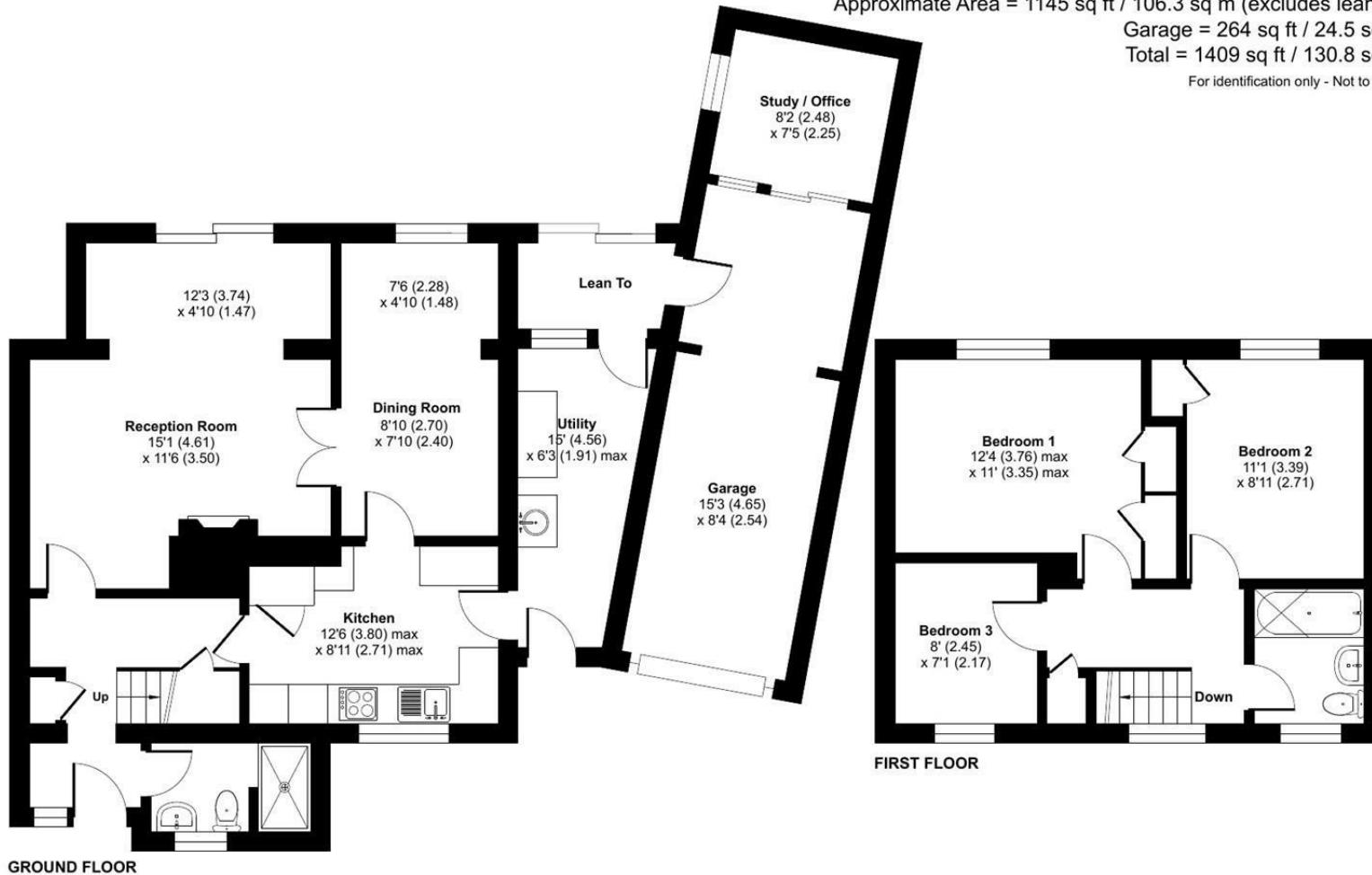
# Acre Close, Steeple Ashton, Trowbridge, BA14

Approximate Area = 1145 sq ft / 106.3 sq m (excludes lean to)

Garage = 264 sq ft / 24.5 sq m

Total = 1409 sq ft / 130.8 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). ©niches.com 2025. Produced for Strakers. REF: 1373680

**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 firms 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.

# strakers

For further details 01225 617030  
trowbridge@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk