



**Connells**

Plot 12 Church Street  
Hilperton Trowbridge



### Property Description

A beautifully appointed four-bedroom detached family home within an exclusive village development

Occupying a prime position within the sought-after Church Farm development, this exceptional detached home offers over 2,000 sq ft of beautifully designed accommodation, combining contemporary styling with spacious family living in the heart of the popular village of Hilpertont.

Built by the award-winning Ashford Homes, the property has been finished to an excellent specification throughout and benefits from the remainder of its 10-year LABC warranty, energy-efficient air source underfloor heating and is ready for immediate occupation.

The welcoming entrance hall provides access to a cloakroom and a versatile home office, ideal for modern home working. At the heart of the home is a stunning open-plan kitchen, dining and family space, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen features quality integrated appliances, stylish quartz worktops and a central island, flowing effortlessly into the dining area where French doors open directly onto the rear garden.

To the opposite side of the property, the generous dual-aspect sitting room is flooded with natural light and also enjoys French doors leading onto the patio, creating an excellent connection between the indoor and outdoor living spaces.

### Description Continued

A practical utility room provides additional storage and separate external access.

Upstairs, the impressive galleried landing leads to four generous double bedrooms. The principal suite benefits from fitted wardrobes and a luxurious en-suite shower room, while the remaining bedrooms are served by a beautifully appointed four-piece family bathroom finished with contemporary tiling and quality sanitaryware.

Outside, the enclosed rear garden has been

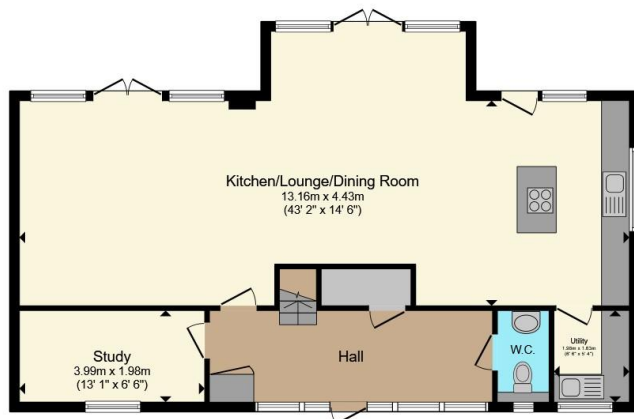
thoughtfully landscaped with an extensive paved terrace, lawn and established planting, providing an ideal setting for outdoor dining and family enjoyment.

To the front, the property enjoys a detached open-fronted oak-style parking barn providing covered parking for two vehicles, together with additional driveway parking.

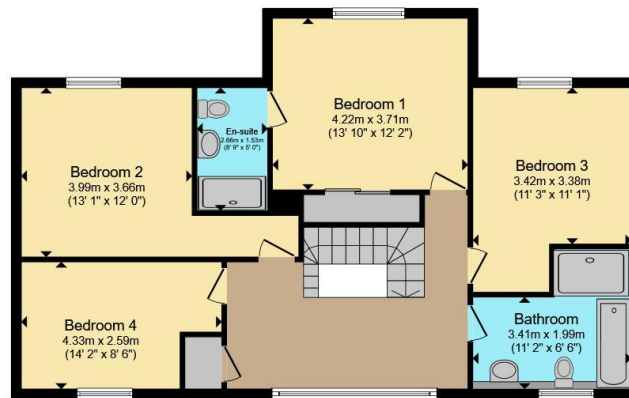
### Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





**Ground Floor**



**First Floor**

Total floor area 184.0 m<sup>2</sup> (1,980 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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TROWBRIDGE BA14 8HA

EPC Rating: Council Tax  
Exempt Band: F

**view this property online [connells.co.uk/Property/TWB308087](http://connells.co.uk/Property/TWB308087)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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