



Wrights
01225 755553

Beechwood, Bratton Road, West Ashton, Trowbridge, Wiltshire, BA14 6AZ

£750,000

Situation

West Ashton is an attractive Wiltshire village enjoying a predominantly rural setting, approximately two miles south-east of Trowbridge. Surrounded by open countryside and farmland, the village offers a peaceful setting while remaining particularly convenient for the county town and the wider surrounding area. west-ashton.parish.uk.

The village has its own Church of England primary school and village hall, together with a network of local footpaths and countryside walks. Although there are no shops within the village itself, an excellent range of shopping, leisure and everyday amenities can be found nearby in Trowbridge, Westbury and Melksham. Wiltshire Intelligence.

West Ashton is also well placed for commuters, with convenient access to the A350, providing connections towards Trowbridge, Melksham, Chippenham and the M4 to the north, and Westbury and Warminster to the south. Rail services are available from nearby Trowbridge and Westbury, with Westbury providing mainline connections including services towards London, Bristol and the South West. Wiltshire Council.

Overall, West Ashton combines a genuine village and countryside setting with excellent accessibility, making it particularly appealing to those seeking rural living without being isolated from nearby towns and transport links.



- ❖ Impressive Four Bedroom Family Home
- ❖ Desirable West Ashton Village Location
- ❖ Stunning Open Countryside Views
- ❖ Exceptionally Generous & Private Rear Garden
- ❖ Superb Kitchen/Diner & Family Room

- ❖ Bi-Fold Doors Opening Onto the Garden
- ❖ Spacious & Versatile Living Accommodation
- ❖ Two En-Suite Bedrooms
- ❖ Stylish Family Shower Room
- ❖ Garage & Ample Driveway Parking



This impressive and beautifully presented four bedroom family home occupies a delightful position within the sought-after village of West Ashton, enjoying a generous and very private rear garden with wonderful views across adjoining paddocks and open countryside.

The spacious and versatile accommodation includes an impressive kitchen/diner opening into a family room, generous living accommodation, utility room, four well-proportioned bedrooms, two en-suites and a family shower room.

Further benefits include a large driveway providing ample parking, garage and superb gardens, making this an exceptional family home in a peaceful rural setting.

The property comprises

Ground Floor

Entrance Hall

An impressive and welcoming entrance hall, entered via a composite front door with adjoining window to the front, allowing plenty of natural light to fill the space. Stylishly finished with a contemporary designer radiator and a large built-in storage cupboard, providing excellent practical storage. The entrance hall continues around to the left into the inner hallway, with doors leading to the lounge and the impressive open-plan kitchen/dining/family room.

Lounge 13' 11" x 17' 5" (4.23m x 5.31m)

The spacious and beautifully presented lounge features an attractive contemporary inset fireplace with stone surround and mantle. A large PVCu bay window to the front provides plenty of natural light and incorporates a window seat with useful storage beneath.

Kitchen/Diner 25' 11" x 16' 7" (7.89m x 5.06m)

The impressive and beautifully appointed kitchen/diner is fitted with an extensive range of contemporary units complemented by generous work surfaces and a substantial central island incorporating wine storage and a breakfast bar. A comprehensive range of integrated appliances includes twin ovens, built-in coffee machine, microwave, fridge/freezer and dishwasher, together with an induction hob. There is ample space for a large dining table, with two radiators and PVCu windows to the side. The kitchen flows seamlessly into the adjoining family room.

Family Room 21' 10" x 10' 6" (6.66m x 3.21m)

The superb family room forming part of the impressive open-plan living space, with a striking vaulted ceiling, roof light and plenty of room for a generous seating area. The room enjoys a wonderful connection with the garden and provides an ideal space for both everyday family life and entertaining. Large PVCu bi-fold doors open directly onto the rear garden and patio.

Utility room 8' 6" x 8' 5" (2.59m x 2.57m)

The well appointed utility room is fitted with a range of contemporary units and work surfaces, incorporating a one and a half bowl sink and drainer unit, space and plumbing for washing machine, oil fired boiler and tiled flooring. PVCu double glazed window to the rear and PVCu door leading to the rear lobby.

Cloakroom

With tiled floor, suite comprising low level W.C and hand basin with vanity unit under, double panel radiator and obscured PVCu double glazed window to the side.

Garden Room

A bright and versatile garden room enjoying an attractive outlook over the rear garden, with tiled flooring and a series of rooflights providing plenty of natural light. Extensive glazing to the rear and door providing access to the garden.

Hallway

A spacious inner hallway providing access to the ground floor bedrooms and shower room, with an attractive oak and glass staircase rising to the first floor. Featuring a useful understairs storage cupboard, designer radiator and recessed ceiling spotlights.

Bedroom 2 11' 11" x 13' 5" (3.62m x 4.08m)

A spacious double bedroom featuring a large walk-in wardrobe and access to the en-suite shower room. Radiator and large PVCu double glazed bay window to the front.

En-suite

Fitted with a modern suite comprising a quadrant shower enclosure with rainfall shower, wash hand basin set within a vanity unit and concealed cistern WC. Fully tiled walls, heated towel rail and PVCu double glazed window to the side.

Bedroom 3 11' 11" x 11' 5" (3.63m x 3.48m)

A spacious double bedroom with radiator and PVCu double glazed window to the rear.

Bedroom 4 12' 4" x 9' 4" (3.75m x 2.84m)

A well proportioned double bedroom with built-in double wardrobe, radiator and PVCu double glazed window to the front.

Shower room

A stylish family shower room comprising a large walk-in shower enclosure with rainfall shower and separate handheld attachment, twin wash hand basins set within a vanity unit and close coupled W.C. Partially tiled walls, tiled flooring, heated towel rail and obscured PVCu double glazed window to the rear.

First Floor

Bedroom 1 17' 8" x 16' 5" (5.39m x 5.01m)

An exceptionally spacious principal bedroom with ample space for a range of bedroom furniture and a seating area. Two PVCu double glazed windows provide plenty of natural light and enjoy attractive views, with two radiators and recessed ceiling spotlights. Doors lead to the adjoining dressing room and en-suite.

En-suite

A beautifully appointed en-suite bathroom fitted with a contemporary suite comprising a spa bath with rainfall and handheld shower fittings, WC and wash hand basin set within a range of fitted vanity units providing useful storage. Fully tiled walls, tiled flooring, chrome heated towel rail, recessed ceiling spotlights and PVCu double glazed window to the rear enjoying attractive countryside views.

Externally

To the front

The property is approached via a generous sweeping driveway providing ample off-road parking for several vehicles and access to the garage. The attractive front garden is predominantly laid to lawn with established planted borders and mature shrubs, enclosed to the front by a low stone wall. A paved pathway extends across the front of the property and leads to the main entrance.

Garage 13' 3" x 16' 6" (4.05m x 5.02m)

With electric roller door to the front, power, light and PVCu back door to the rear.

Workshop 9' 3" x 11' 6" (2.81m x 3.50m)

With power, light and PVCu double glazed window to the rear.

To the rear

A particular feature of the property is the exceptionally generous and very private rear garden, which is predominantly laid to lawn and enjoys a wonderful open outlook across the adjoining paddocks and surrounding countryside. A large paved terrace immediately adjoining the property provides ample space for outdoor dining and entertaining, while a further decked seating area with covered bar is positioned towards the rear of the garden. Mature trees, shrubs and established planting enhance the excellent degree of privacy, with the garden offering a superb sense of space and a wonderful setting for family life and outdoor entertaining.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band E.

Services

Mains electricity, water and drainage are connected. The property is heated by an oil fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

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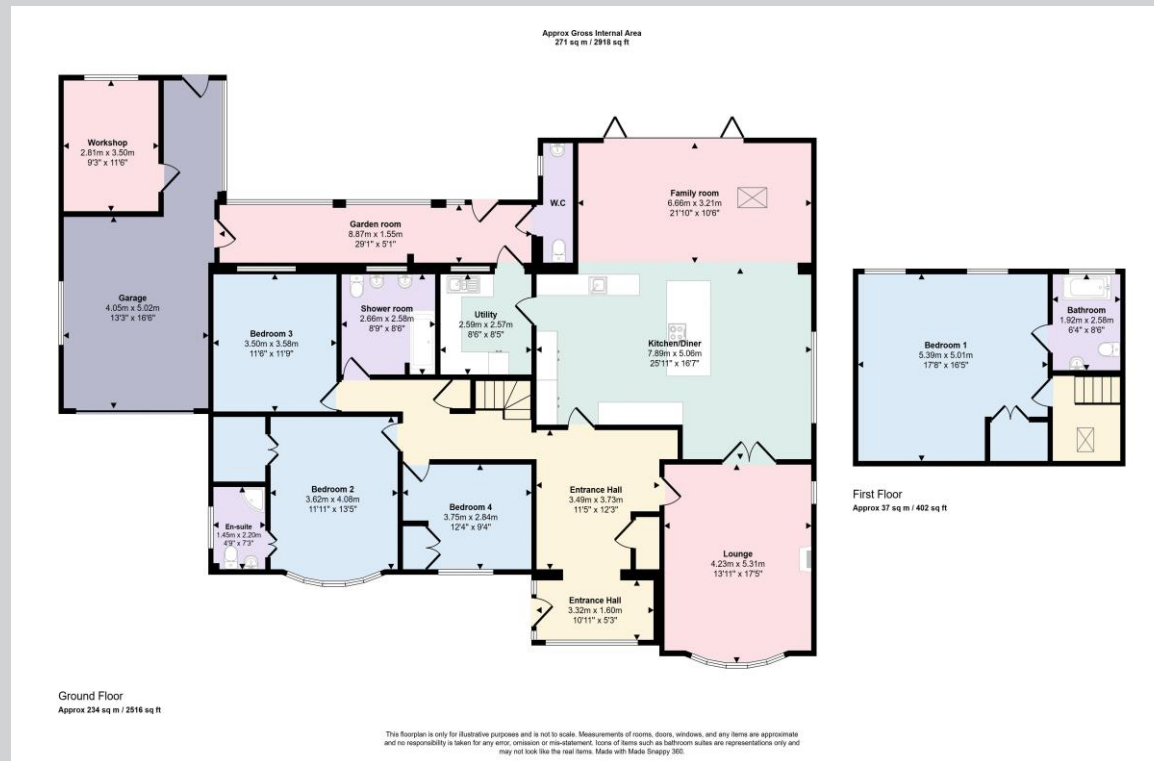




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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.