



206 The Common  
Holt, Trowbridge, Wiltshire, BA14 6QN





Beautifully renovated period home, ideally placed to enjoy the impressive range of village amenities, including a shop with post office, primary school, church, two pubs, a café, and The Courts National Trust gardens. Arranged over two floors, the well-proportioned accommodation features impressive open-plan living space, a new kitchen and bathroom, and a generous rear garden. Perfectly combining contemporary fittings with period charm, this attractive family home presents an exceptional opportunity to acquire a detached property in this price range within one of the area's most sought-after locations.



Desirable Village Location  
Detached Period Property  
Three Bedrooms  
Sitting Room  
Dining Room  
Kitchen  
Utility Room  
Cloakroom  
Bathroom  
Garden

£415,000





**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

### Entrance Hall

Wooden single glazed obscure entrance door to front, stairs to first floor, radiator.

### Sitting Room 3.69m (12'1") x 3.33m (10'11")

Two UPVC double glazed sash windows to front, feature fireplace with wood burning stove, radiator, open plan to:

### Dining Room 4.01m (13'2") x 3.86m (12'8")

UPVC double glazed sash window to rear, feature fireplace, radiator.

### Kitchen 4.25m (13'11") x 3.13m (10'3")

Two UPVC double glazed sash windows to side, UPVC Double glazed door to garden, fitted with a matching base and eye level units with worktop space over, ceramic sink, two integrated fridges and dishwasher, fitted electric oven, four ring gas hob, radiator.

### Rear Hall

UPVC double glazed door to garden.

### Utility Room 3.30m (10'10") x 3.13m (10'3")

UPVC double glazed window to rear, plumbing for washing machine, space for fridge freezer and tumble dryer.

### Cloakroom 1.51m (4'11") x 0.93m (3'1")

UPVC obscure double glazed window to side, low-level WC.

## FIRST FLOOR

### Landing

Cupboard.

### Bedroom 1 4.70m (15'5") x 3.33m (10'11")

Three UPVC double glazed sash windows to front, feature fireplace, radiator, loft hatch.

### Bedroom 2 4.09m (13'5") x 3.13m (10'3")

UPVC double glazed window to rear, feature fireplace, built-in cupboard, radiator, loft hatch.

### Bedroom 3 3.03m (9'11") x 2.53m (8'4")

UPVC double glazed window to rear, radiator.

### Bathroom

UPVC obscure double glazed window to side, three piece suite comprising bath with hand shower attachment, wash hand basin with cupboard under and close coupled WC, radiator.

## EXTERNALLY

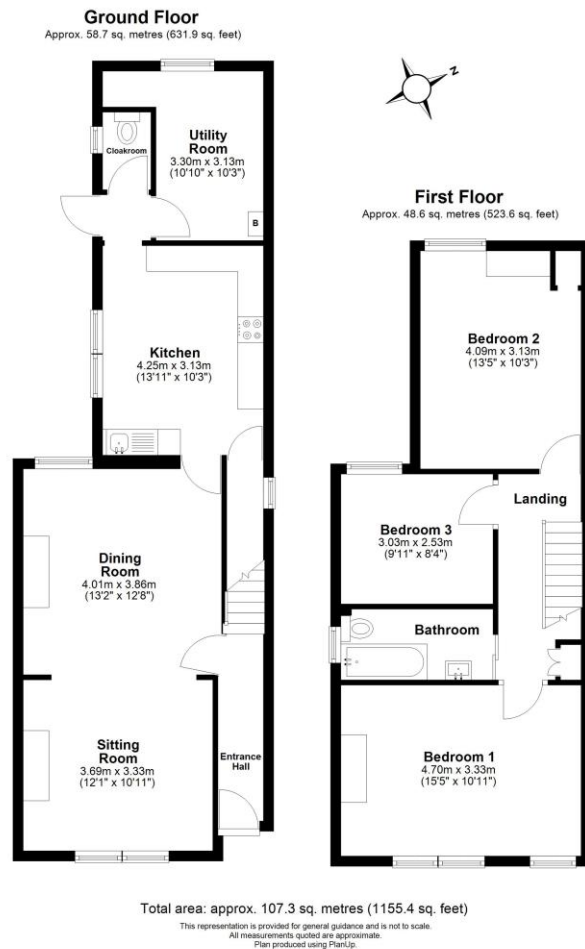
The rear garden is mainly laid to lawn with decked area, raised beds, various shrubs, flowers and trees, outside cold water tap, exterior lighting, external power sockets and gated side access. Steps lead up to the front garden which is laid to gravel.

**Tenure:** Freehold

**Council Tax:** Band C - £2,056.52 (April 2025 - March 2026 financial year)

**Viewing:** Strictly by appointment through the agent **Kingstons.**





**What3words:** ///pools.usual.structure

**Directions:** Leave Bradford on Avon via the B3107 Holt Road. Upon reaching Holt, proceed over the mini roundabout and continue through the village. 206 The Common will be found on the left-hand-side just before exiting Holt, opposite the turning onto Little Parks.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		