

Wrights
01225 755553

Shepherds Drove, West Ashton, Trowbridge, Wiltshire, BA14 6DG

Offers in excess of

£500,000

Situation

The property is situated in the desirable village of West Ashton, close to the market town of Trowbridge with its many amenities. The town centre of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (4 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Unique four bedroom detached home

Highly regarded village setting in West Ashton

Spacious kitchen/dining room with glazed link to the snug

Generous sitting room with recently installed log burner

Separate snug with log burner

Flexible accommodation with two ground floor double bedrooms, one with en-suite

Principal bedroom with en-suite shower room plus a further double bedroom upstairs

New Leekes PVCu double glazing and doors installed in 2024

Energy-efficient Daikin air source heat pump

Enclosed gardens, driveway parking for two vehicles and garage



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Wrights Residential are delighted to present this exceptional four-bedroom detached home, situated in the sought-after village of West Ashton on the outskirts of Trowbridge. Beautifully combining modern family living with character and charm, the property uniquely incorporates the original Edwardian stables, which have been sympathetically converted to provide an additional reception room and garage.

The spacious and versatile accommodation includes an entrance hall, cloakroom, kitchen/dining room, snug, utility room, sitting room, two ground floor double bedrooms and an en-suite shower room. Upstairs, the generous principal bedroom benefits from an en-suite shower room, alongside a fourth double bedroom and family bathroom.

The current owners have undertaken a number of significant improvements, including the installation of high-quality Leekes PVCu double glazing and doors throughout in 2024. Two stylish log burners were also installed in 2024 by a HETAS-certified company, creating attractive focal points within both the sitting room and snug. The property also benefits from a recently installed energy-efficient Daikin air source heat pump system, further enhancing its efficiency and reducing running costs.

Externally, the property enjoys enclosed front and rear gardens, driveway parking for two vehicles and a garage. Offering a rare blend of period character and modern comforts, this superb home enjoys a pleasant village setting while remaining within easy reach of Trowbridge and the surrounding Wiltshire countryside.

The property comprises

Ground Floor

Entrance Hall
With composite glazed front door, radiator, stairs to the first floor and two PVCu double glazed windows to the front.

Cloakroom
With white suite comprising low level W.C and pedestal hand basin, radiator and PVCu obscured double glazed window.

Sitting Room *16' 2" x 14' 0" (4.94m x 4.27m)*
A lovely sunny dual aspect room with PVCu double glazed window to the front, two radiators, log burner with slate hearth and PVCu French doors opening onto the rear garden.

Kitchen/Diner *15' 0" x 13' 6" (4.57m x 4.11m)*
Fitted Kitchen comprises of a range of matching eye level and base units, solid wood work surfaces with splash backs, one and a half bowl sink and drainer, integrated eye level Neff oven and microwave, induction hob with extractor hood over, integrated dishwasher, water softener, PVCu double glazed window and PVCu double glazed French doors opening onto the rear garden. Stunning glazed roof link to Snug.

Snug *13' 6" x 10' 0" (4.11m x 3.04m)*
With radiator, log burner and double glazed french doors opening onto the rear garden.

Utility room
With a range of eye level and base units, work surfaces, sink and drainer, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator and PVCu double glazed window to the rear.

Bedroom 3 *10' 6" x 10' 2" (3.21m x 3.11m)*
With radiator, built in wardrobe and PVCu double glazed window to the rear.

En-suite
With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level W.C, radiator and PVCu obscured double glazed window.

Bedroom 4 *13' 11" x 13' 1" (4.23m x 3.99m)*
With radiator, large storage cupboard and PVCu double glazed window to the front.

First Floor

Landing

Bedroom 1 *16' 2" x 11' 11" (4.94m x 3.63m)*
The generous dual aspect principle bedroom offers two radiators, a double built in wardrobe and PVCu double glazed windows to the front and rear.

En-suite
With white suite comprising shower enclosure with mains shower, hand basin with vanity unit and low level W.C, radiator and velux window.

Bedroom 2 *11' 0" x 9' 4" (3.36m x 2.84m)*
With radiator, built in storage cupboard and PVCu double glazed window to the rear.

Bathroom
With white suite comprising bath with mins shower over, low level W.C and hand basin with vanity unit, radiator and obscured double glazed window to the front.

Externally

To the front
The pretty cottage garden is laid to lawn with borders of various shrubs and plants, enclosed by fencing and with a path to the front door.

To the rear
The property enjoys a generously sized and well maintained enclosed rear garden, offering an excellent space for both relaxation and entertaining. A paved patio area immediately adjoins the property, providing ample space for outdoor seating and dining, whilst the remainder of the garden is laid predominantly to lawn.

The garden is bordered by mature shrubs and established planting, creating an attractive and private setting, with timber fencing enclosing the boundaries. A useful garden shed provides additional outdoor storage, and gated side access leads to the front of the property.

Garage and parking
Single garage with up and over door to the front, additional boarded loft storage with pull down ladder and window overlooking the rear garden. Off road parking for two vehicles, with electric vehicle charging point.

Council tax
The property is currently is council tax band F.

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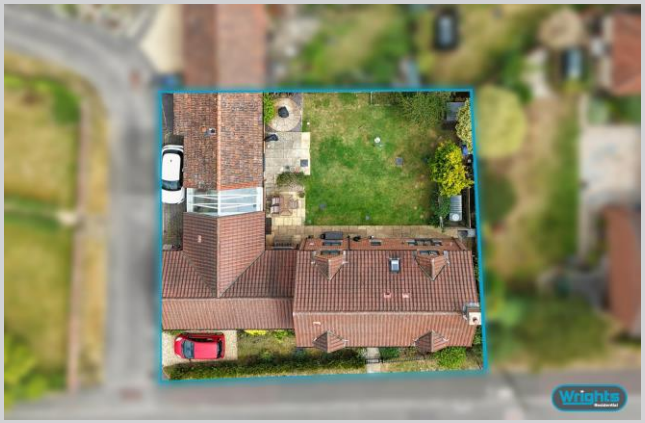






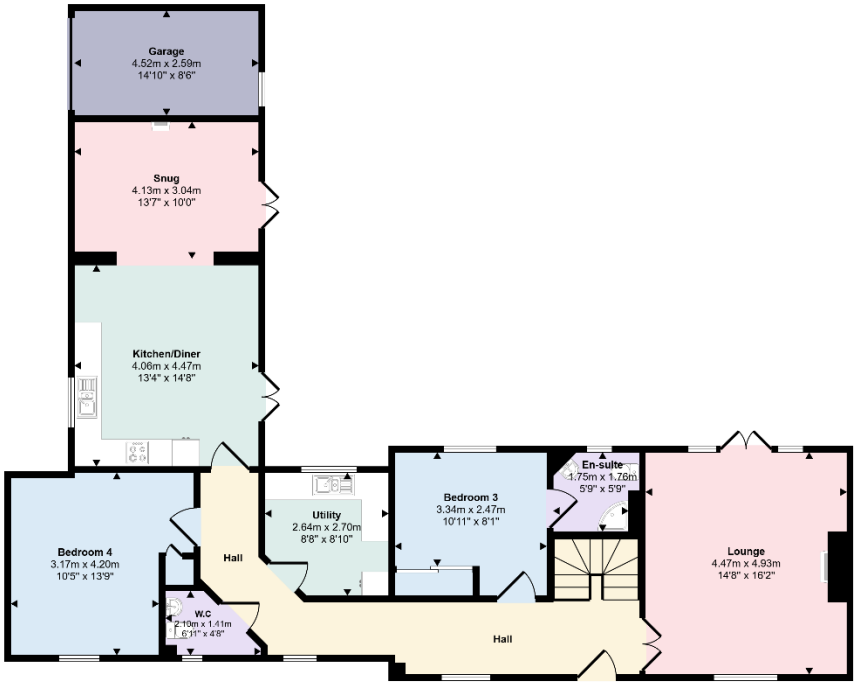




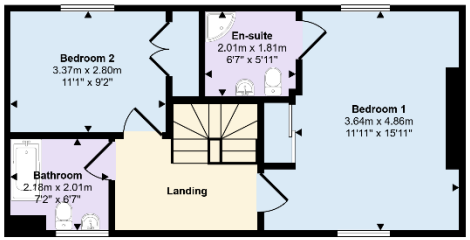


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Approx Gross Internal Area
176 sq m / 1899 sq ft



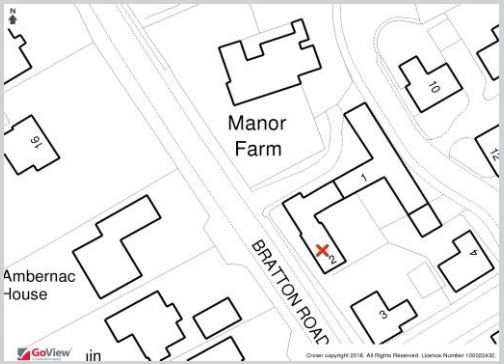
Ground Floor
Approx 128 sq m / 1374 sq ft

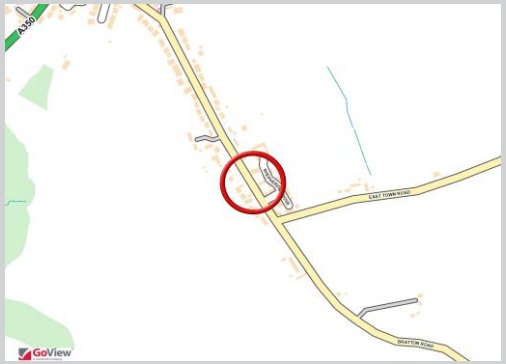


First Floor
Approx 49 sq m / 526 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Disclaimer

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