



The Firs, 11 Gullivers Lane, Steeple Ashton, BA14 6EQ

Offers In Excess of £700,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 2 (Plus Downstairs Cloaks)
Receptions: 4

Set on a mature, level plot of around one third of an acre with outstanding countryside views, this handsome red brick detached family home enjoys a peaceful position at the end of a quiet lane. Offering spacious, comfortable accommodation and exciting scope to modernise, it also benefits from full planning permission (W/11/01953/FUL) to extend the detached double garage into additional living accommodation while retaining garage space.

A gated sweeping driveway provides ample parking and leads to the double garage, with light, power, loft storage and a rear courtyard. The front garden features a pond and a powered kennel. Inside, a welcoming entrance hall leads to a dual-aspect sitting room with an open fireplace and conservatory, a separate dining room, a study, cloakroom and a well-equipped kitchen with utility area and modern oil-fired boiler. Upstairs are four generous double bedrooms, including a principal bedroom with en suite, together with a family bathroom. The rear bedrooms enjoy spectacular far-reaching views across rolling countryside towards Salisbury Plain and the White Horse. Outside, the south-facing rear garden offers a large private lawn, seating area and mature boundaries, creating an ideal space for family life and entertaining.

The large South-facing garden is a true highlight, featuring an expansive and highly-private lawn, complemented by an inviting seating area ideal for al fresco dining. Bordered with mature tall trees and newly installed fencing, this private outdoor sanctuary offers plenty of space for the whole family to enjoy.



Steeple Ashton is one of Wiltshire's most sought-after villages, known for its attractive conservation area, strong community and excellent amenities including a village shop with café, popular pub, village hall, recreation ground and extensive countryside walks. Nearby Trowbridge and Westbury provide wider shopping, leisure and mainline rail links to Bath, Bristol, Salisbury, Cardiff, Southampton and London.

Additional Information:

Tenure: Freehold Detached House

Council Tax Band: F

Existing EPC Rating: D (62)

Potential EPC Rating: C (70)

Services: Private oil-fired radiator central heating. Mains drainage. Mains water supply. Mains electricity supply. Double glazing throughout.

****AGENTS NOTES****

1) The owner of the field has access from the entrance gates along the far right hand side of the driveway with comments from the current owners pertaining to its use once a year for maintenance of the land throughout their 23 years tenure at the house.

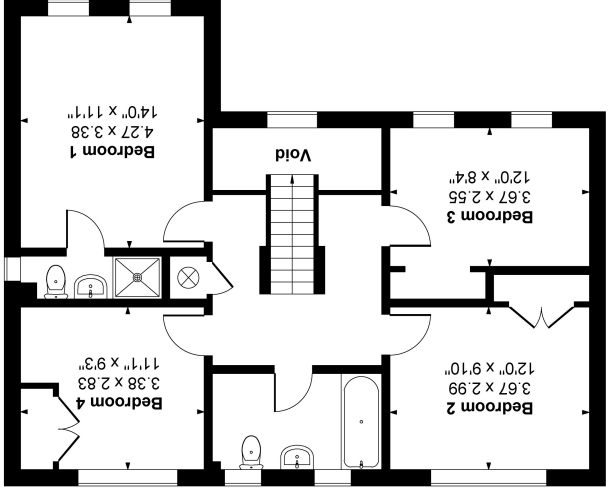
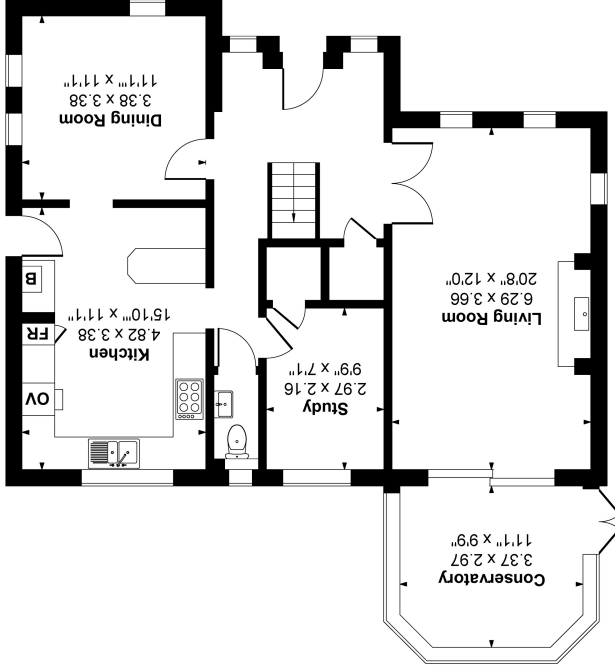
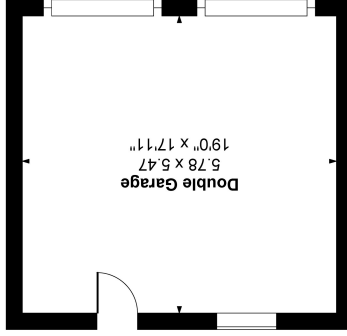
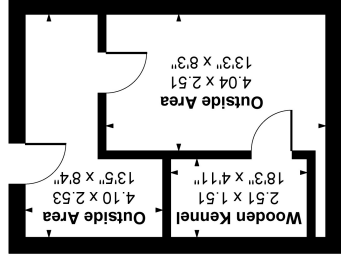
2) Along far right of the boundary of the driveway the property owns the land of a public right of way. There is a fence and a gate that separates the footpath from the driveway providing privacy to the property.

****These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.****



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Approximate Gross Internal Area
Total = 212 sq m (2269 sq ft)
Main House = 157 sq m (1685 sq ft)
Outbuilding = 23 sq m (244 sq ft)
Garage = 32 sq m (340 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



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07377 668 568
info@danieljonesproperties.co.uk
www.danieljonesproperties.co.uk