



19 Old Farm Road

West Ashton Trowbridge BA14 6FP

A well presented, double fronted, five bedroom family home, offering spacious accommodation arranged over three floors and situated within a well regarded cul de sac on the town boundary close to shop, river side walks and open countryside. Stand out features include four double bedrooms, dual aspect living room, re fitted kitchen with integrated appliances and upgraded central heating boiler, windows and doors. External features include good sized landscaped gardens, tandem driveway for two cars and single garage.

Offers Over £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite obscure double glazed panel door to front. Fuse box. Central heating thermostat. Solid wood floor. Half turn staircase to the 1st floor. Panel door to under stair storage cupboard. Carbon monoxide detector. Radiator smoke alarm. Panel doors off and into:

Cloakroom

Obscure UPVC double glazed window to front. Stone tiled floor. Radiator. Pedestal wash hand basin. Tiled surround. Dual flush WC.

Living room

16'9" x 10'5" (5.10 x 3.17)

UPVC double glazed window to side and to front. Coving. Two Radiators. Television and telephone points. Feature fireplace with Stone surround, hearth, mantle and living flame electric fire inset.

Dining Room

9'3" x 7'5" (2.82 x 2.25)

UPVC double glazed window to front UPVC double glazed doors to side. Coving. Radiator. Solid wood floor.

Kitchen/Breakfast Room

9'3" x 9'1" (2.82 x 2.77)

UPVC double glazed window to side. Inset LED spotlights to ceiling. Central heating control unit. Enclosed Worcester central heating boiler. Plumbing for dishwasher. Space for fridge freezer. Integrated Bosch fan oven. Four burner gas hob. Extractor fan over. Plumbing for automatic washing machine, shaker style wall and base units. Rolled edge wood effect worktops. Composite single drainer sink. Mixer tap. Radiator.



First Floor Landing

Panelled doors off. smoke alarm. Panel door into additional storage cupboard with coat hanging rail and Power Point stairs to 2nd floor landing.

Bedroom One

11'9" x 9'5" (3.58 x 2.88)

UPVC double glazed window to front. Radiator. Coving Television Point. Built-in double and single wardrobe, shaker style doors and closing. Panel door into ensuite.

En Suite

Obscure UPVC double glazed window to side. Stone tiled flooring. Radiator. extractor fan. Coving. White three-piece suite comprising: pedestal basin with tiled surround, dual flush WC, tiled double shower enclosure with mains mixer shower and bifold doors enclosing with chrome finish.

Bedroom Two

10'7" x 10'3" (3.22 x 3.12)

UPVC double glazed window to side. Radiator. Wood effect flooring. Coving. Television Point.

Bedroom Five/Study

12'1" x 9'5" (3.68 x 2.88)

UPVC double glazed window to front. Coving. Radiator. Wood effect flooring.

Second Floor Landing

Balustrade. Radiator. Panel door, eaves storage. Panel door into airing cupboard with pressurised hot water cylinder & linen shelving. Access to loft space. Panel door into bedroom four.

Bedroom Three

12'1" x 9'5" (3.68 x 2.88)

UPVC double glazed window to front. Radiator. TV point.

Bedroom Four

13'11" x 10'6" (4.23 x 3.21)

Wood effect floor. Radiator. UPVC double glazed window to front. TV point.

Family Bathroom

Obscure UPVC double glazed window to front. Stone tiled floor. Extractor fan. White three-piece suite comprising pedestal wash hand basin, dual flush WC, panel bath with mains mixer shower and bifold glass screen, mosaic tile surround. Radiator.

EXTERNALLY

To Front

Raised flower beds stocked with a variety of plants, trees and shrubs, enclosed with wooden panelling. Tandem tarmac driveway with parking for two cars. Side gated access into rear garden. Gas and electric meters. Paved pathway to front door with storm porch over and entrance light.

Garden

A good sized low maintenance landscaped garden comprising patio to immediate rear. Outside tap, space for bins, sweeping path lead leading to additional patio area. Enclosed flowerbeds stocked with a variety of plants trees and shrubs. The garden boasts a private aspect and is enclosed by fencing and 6 foot wall.

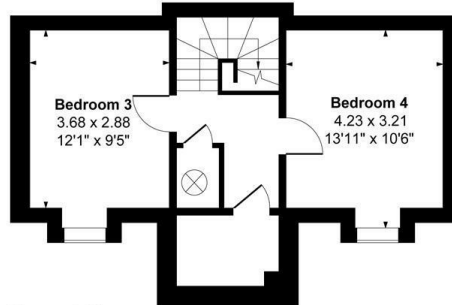
Single Garage

Up and over door to front, power and lighting, storage to eaves. Alarmed garage with range of ground/wall units for storage.

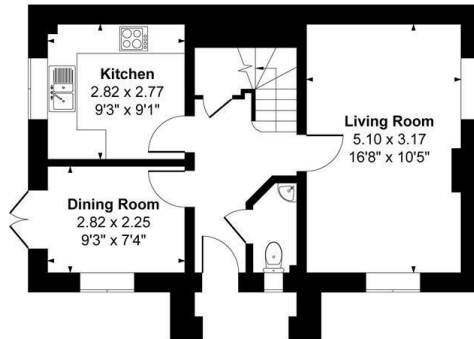


Tenure **Freehold**
 Council Tax Band **D**
 EPC Rating **C**

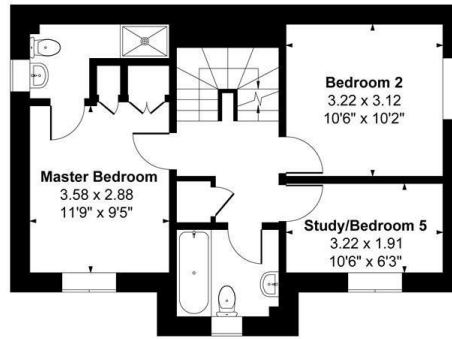
19 Old Farm Road, Trowbridge, BA14 6FP
 Approximate Gross Internal Area
 Main House = 124 sq m (1336 sq ft)



Second Floor



Ground Floor



First Floor

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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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