



17 The Spa, Holt, BA14 6BW
£475,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4

Bathrooms: 2 (Plus Downstairs Cloaks)

Receptions: 2

Positioned on a private, level corner plot within a sought-after development built circa 2008, this beautifully presented end-terrace home enjoys stunning countryside views to the rear and a peaceful setting in the heart of the thriving village of Holt.

A covered porch leads into a welcoming entrance hall with real wooden flooring, built-in storage and a cloakroom/W.C. The spacious sitting room overlooks the front, while the well-equipped open-plan kitchen/dining room spans the rear of the property. Measuring almost 19ft in length, it features quality fitted appliances, including a multi-zone induction hob, double oven, dishwasher, washing machine/dryer, fridge and freezer, alongside attractive wooden worktops, soft-close units and excellent storage. Patio doors open directly onto the garden, creating an ideal space for both everyday living and entertaining.

The first floor offers three well-proportioned bedrooms and a bright, fully tiled family bathroom with bath and shower over. Occupying the entire second floor, the superb principal bedroom suite is a standout feature, with vaulted ceilings, five Velux windows, bespoke fitted wardrobes, eaves storage and magnificent countryside views. Measuring almost 17ft in length, it also benefits from a stylish en-suite shower room and dedicated dressing area.



Outside, the fully enclosed rear garden enjoys a private corner plot position with mature planting, a secluded patio area and plenty of westerly sunshine. A driveway provides parking and leads to a single garage with light, power and loft storage, while an additional external storage area is situated behind the garage.

Holt is a popular village approximately three miles from Bradford on Avon, Trowbridge and Melksham. Local amenities include a well-stocked village shop, post office, primary school, public houses, churches, recreational facilities and the renowned Glove Factory café and social hub. Residents enjoy easy access to beautiful countryside walks, canal towpaths and nearby National Trust properties, while the wider amenities of Bradford on Avon, Bath, Chippenham and the M4 are all within convenient reach.

Additional Information:

Tenure: Freehold House

Council Tax Band: D

Current EPC Rating: C (76)

Potential EPC Rating: B (88)

Services:

Mains gas radiator central heating

Mains drainage

Mains electricity

Mains water supply

Double glazing throughout

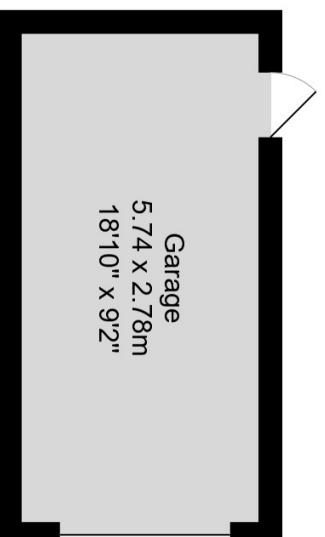
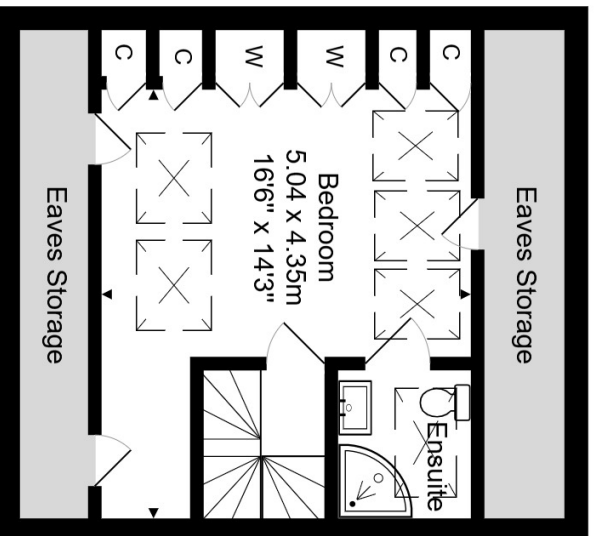
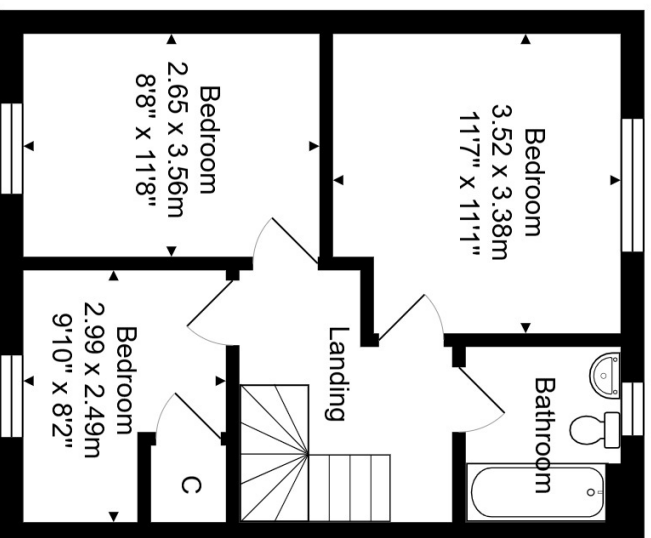
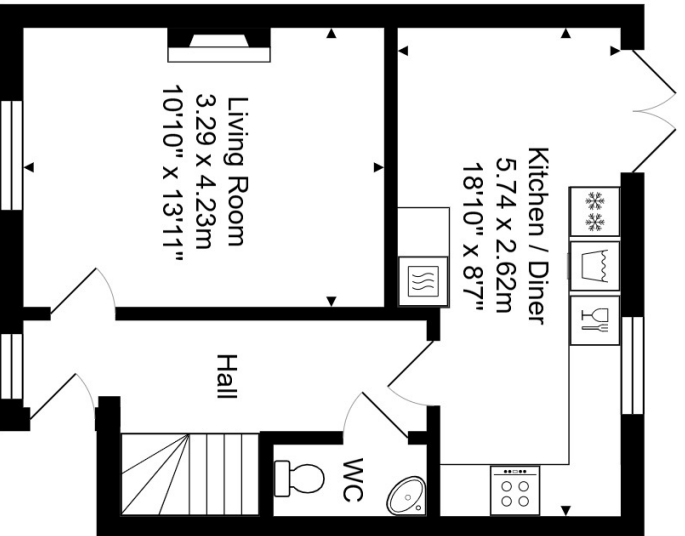
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Total Area: 104.0 m² ... 1120 ft² (excluding eaves storage, garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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