

**TOWN&COUNTRY**  
ESTATES



**Woodhouse Gardens, Hilperton, Trowbridge, Wiltshire**

**£270,000**

## LOCATION

The property is located on the sought after Paxcroft Mead development, on the edge of Trowbridge. Paxcroft Mead is a friendly, family orientated area benefitting from a popular Primary School, variety of shops including a supermarket and also a social club provided for the community. There are many things to do at Paxcroft Mead including walks around the local bicycle paths and numerous playing parks. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

A beautifully presented three bedroom semi-detached home with lots of off street parking situated in a quiet and convenient location.

On the ground floor you will find an entrance hall, modern fitted kitchen, a light and spacious lounge/diner and a UPVC conservatory. On the first floor there are three bedrooms and the family bathroom.

Externally the property benefits from an enclosed rear garden, front garden and plentiful parking.

## ENTRANCE HALL

You enter the property into the entrance hall. In the entrance hall there are doors to the kitchen, cloakroom and lounge/diner.

## KITCHEN

The modern and very well presented kitchen has a UPVC double glazed window to the front, a matching range of wall, base and drawer units with laminate work surfaces, inset ceramic sink, built in electric oven, inset gas hob with extractor over, space for fridge, space for washing machine and space for dishwasher.

## CLOAKROOM

The downstairs cloak room has a UPVC double glazed window, radiator, close coupled W.C and a wall mounted wash hand basin.

## LOUNGE/DINER

14'5" x 14'9" max

In the light and spacious lounge/diner there is a radiator, gas fire inset into marble surround and hearth, a storage cupboard, UPVC double glazed window to the rear and UPVC French doors leading to the conservatory.

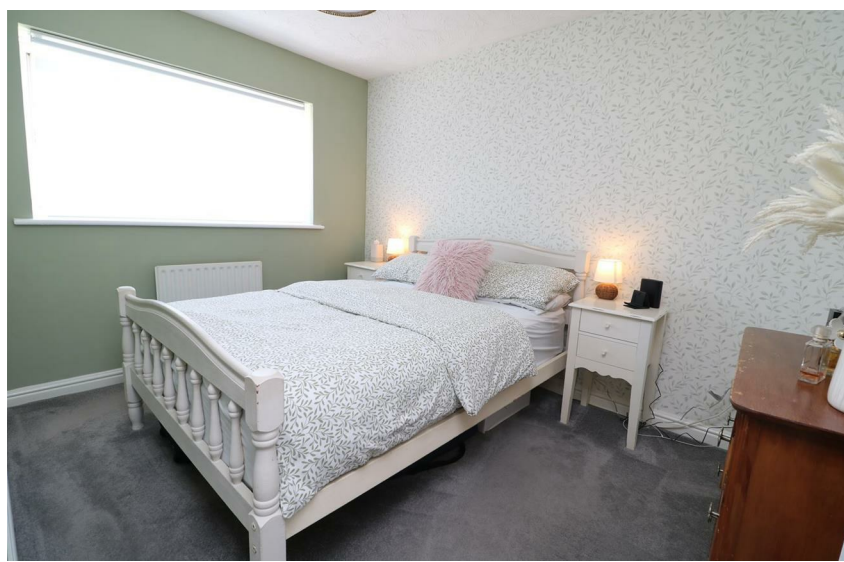
## CONSERVATORY

12'1" x 7'2"

The UPVC double glazed conservatory is an excellent addition to this family home and creates an extra living or dining space that can be used all year round. The conservatory has UPVC French doors that open out on to the rear garden.

## FIRST FLOOR LANDING

From the first floor landing there are doors to all three bedrooms, the family bathroom, hatch to the loft space and an airing cupboard.



## BEDROOM ONE

11'1" x 8'2"

Bedroom one has a radiator, UPVC double glazed window and a built in wardrobe.

## BEDROOM TWO

9'10" x 8'2"

The second of the double bedrooms has a UPVC double glazed window, radiator and a built in wardrobe.

## BEDROOM THREE

7'6" x 6'6"

Bedroom three has a UPVC double glazed window and radiator.

## BATHROOM

The family bathroom has an obscured UPVC double glazed window, panel bath with mixer tap shower attachment, wash hand basin and W.C inset into a vanity unit.

## EXTERIOR

### REAR GARDEN

The beautifully landscaped rear garden is mainly laid to lawn with borders containing various shrubs and plants. There is a large decked seating area, extending round the side, gated rear access and a storage shed.

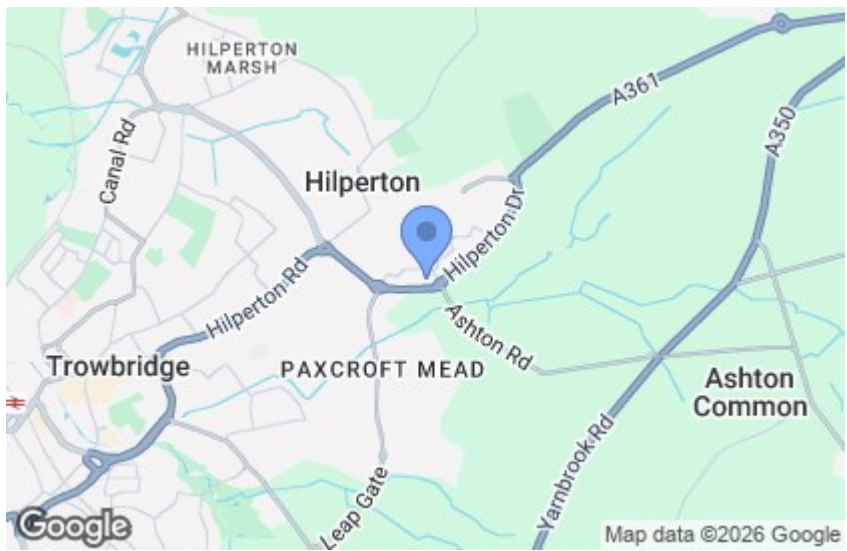
### FRONT

To the front of the property there is a front garden laid to lawn and a large driveway, providing parking for multiple vehicles.

## ADDITIONAL INFORMATION

Council tax band C

New gas boiler installed 4 years ago which has been serviced every year.



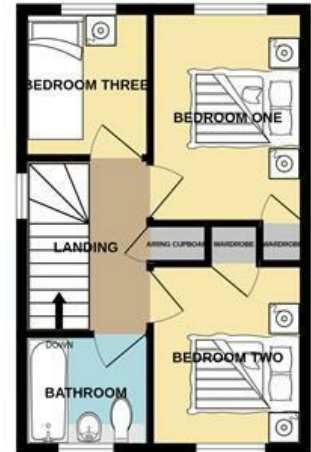




GROUND FLOOR



1ST FLOOR



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ground floor  
425 sq.ft. (39.5 sq.m.) approx.



1st floor  
339 sq.ft. (31.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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TROWBRIDGE OFFICE  
9 Fore Street, Trowbridge,  
Wiltshire BA14 8HD

WESTBURY OFFICE  
16 High Street, Westbury,  
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99  
Email: [trowbridge@townandcountryestates.com](mailto:trowbridge@townandcountryestates.com)

Telephone: 0 137 3 8244 44  
Email: [westbury@townandcountryestates.com](mailto:westbury@townandcountryestates.com)

[www.townandcountryestates.com](http://www.townandcountryestates.com)

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