





📍 75 School Lane, Staverton, Trowbridge, Wiltshire, BA14 6NZ

🏠 £325,000

An extended, well presented, three double bedroom, semi detached, chalet style property, which occupies a generous plot in the popular village of Staverton, with good sized, private gardens, garage and ample driveway parking.

- Extended, Semi Detached, Chalet Style Property
- Three Double Bedrooms
- Bathroom & Shower Room
- Fabulous Sitting Room Addition With Glass Atrium
- Good Sized Kitchen/Dining Room & Utility Room
- Large Gardens To The Front & Rear
- Garage & Long Driveway
- Popular Village Location
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating C





An extended, well presented, semi detached, chalet style property, which occupies a generous plot with good sized, private gardens, garage and ample driveway parking. The property is situated in the popular village of Staverton, close to the Kennet and Avon canal, schools and amenities. NO ONWARD CHAIN

The spacious, flexible accommodation is arranged over two floors and comprises; entrance hall with storage cupboards off, wonderful sitting room addition with glass atrium and French doors opening onto the garden, large kitchen/dining room with larger cupboard and wood burning stove, large utility room (offering scope to create a fourth bedroom if required) with shower room off, rear porch, ground floor double bedroom, bathroom with modern suite and two further double bedrooms on the first floor.

Externally; there are large, predominately lawned gardens to the front and rear. The rear garden is particularly large, well enclosed and enjoys a good deal of privacy. There's plenty of space for children to expend some energy, a garden office/studio (subject to the necessary permissions) and growing fruit and vegetables.

Detached, single unit with up and over door to front. Driveway parking in front for numerous vehicles.

Please note the property is of Swedish timber frame construction and advice will need to be sought if you're looking to purchase the property with a mortgage. It is our understanding that a limited number of lenders will consider lending on Swedish timber frame houses.

### Situation

Staverton is a popular location situated on the outskirts of Trowbridge and offers its own primary school, public house, nearby shops and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers excellent pubs and the National Trust "Court Gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

### Property Information

Council Tax Band; A

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating





## School Lane, Staverton, Trowbridge, BA14

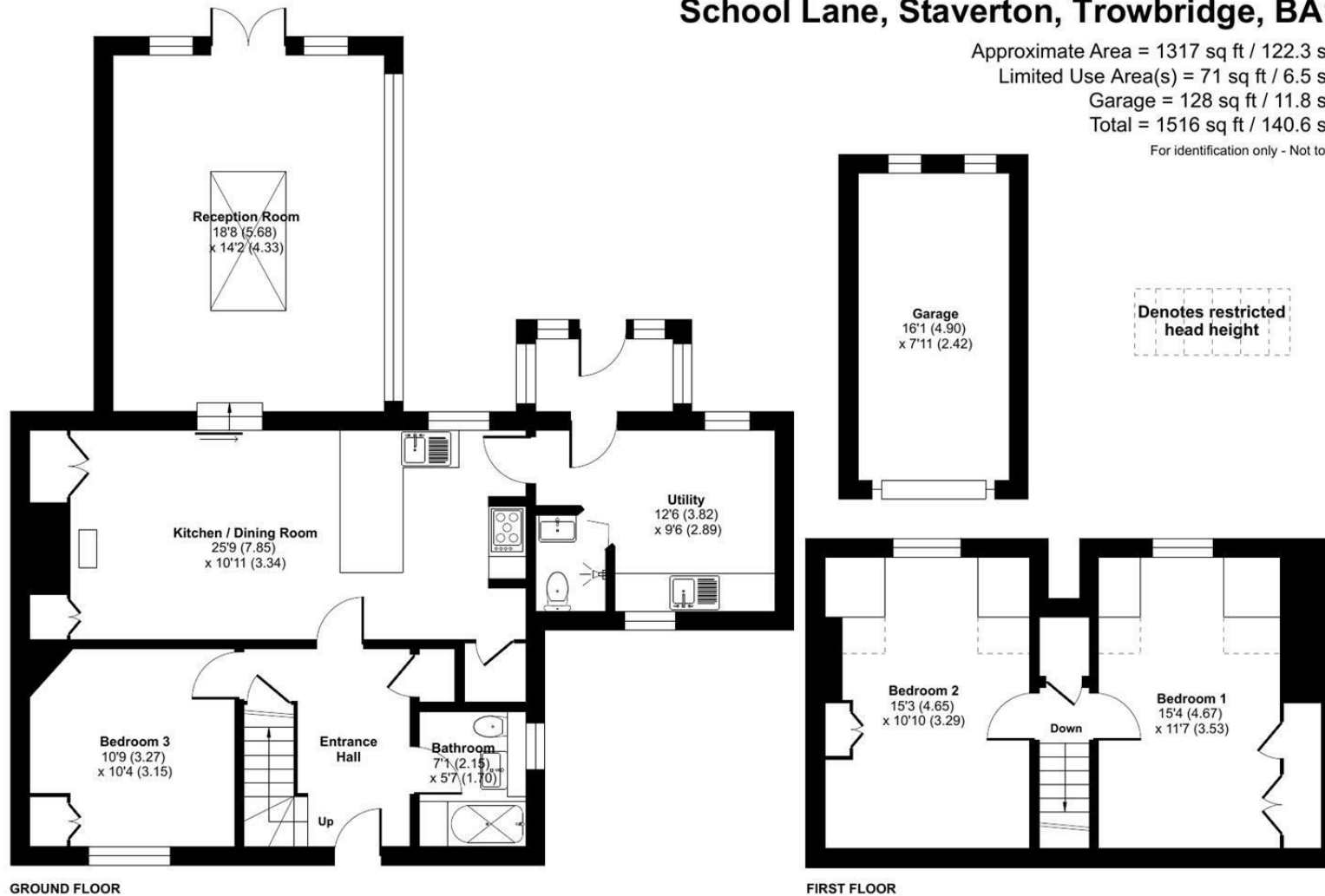
Approximate Area = 1317 sq ft / 122.3 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1516 sq ft / 140.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Strakers. REF: 1407683

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