



The Stables Lamberts Marsh

Southwick Trowbridge BA14 9PD

A fantastic opportunity to purchase a triple en-suite, four bedroom, former stables converted within the last five years, situated within a small courtyard community within the hamlet of Lamberts Marsh (6.5 miles from Frome & 3.1 Miles from Trowbridge) bordering open countryside and views towards the historic White Horse. This spacious, contemporary home comprises large open plan kitchen/dining and living room with stylish well appointed kitchen, vaulted ceiling and wood burner; utility/boot room, bedroom four/office, cloakroom and master suite with free standing copper rolled top bath. The majority of the rooms feature floor to ceiling patio doors and or windows overlooking the central courtyard entertaining space. Additional features include air-conditioning throughout the property, secluded rear garden with greenhouse, patio and garden shed and additional formal gardens with contemporary partition/trellis, large patio area perfectly positioned to enjoy the evening sun and stunning countryside views. The property benefits from enclosed and external driveways providing parking for several vehicles. Viewing is highly recommended as properties similar to this in style are rarely offered for sale.

Guide Price £625,000 Freehold



ACCOMMODATION

Entrance Hall

Oak door to front, with double glazed window either side. Herringbone wood effect LVT flooring. Inset LED spotlights to ceiling. Smoke alarm. Latched oak doors off.

Office/Bedroom Four

11'10" x 10'0" (3.63 x 3.06)

Double glazed window to the side. Herringbone wood effect LVT flooring. Wall mounted TV point. Inset LED spotlights. Air conditioning unit to ceiling. Air conditioning control panel.

Utility/Boot Room

10'0" x 7'6" (3.06 x 2.30)

Double glazed window to the side. Oak Stable door. Herringbone wood effect LVT flooring. Inset LED spotlights. Plumbing for washing machine. Space for fridge freezer. Handmade base units with solid wood worktop. Stainless steel sink with contemporary mixer tap finished in satin black. Access to loft space. Panelled wall. Coat hanging space.

Cloakroom

Polished gold coloured ceramic sink on an oak pedestal with copper integrated mixer taps into wall. Dual flush WC. Inset LED spotlights to ceiling. Extractor fan. Wall mounted fuse box. Resin floor.

Kitchen/Dining/Living Room

37'4" x 15'7" (11.40 x 4.75)

Kitchen Area

Double glazed window and sliding doors to the front. Herringbone wood effect LVT flooring. Vaulted ceiling with exposed feature beams. Shaker style kitchen boasting pull out larder/pantry units providing floor to ceiling storage, walk in larder unit with lighting, shelving and power points for appliances. Twin built-in high level double ovens. Large feature island unit with marble worktop, drawers beneath, built-in induction hob and inset double Belfast sink unit with mixer tap with rinsing wand finished in copper. Breakfast bar with seating for three to four people. Integrated dishwasher, fridge and freezer. Double doors enclosing tea, coffee and microwave station with water tap. Air conditioning unit & control panel. LED spotlights. Oak Latched doors into entrance hall and inner hallway.

Dining Area

Double glazed sliding patio doors to front. Herringbone wood effect LVT flooring. Vaulted ceiling with exposed beams. LED spotlights. Space for large Table.

Living Area

Double glazed sliding patio doors to front. Herringbone wood effect LVT flooring. Vaulted ceiling with exposed beams.

Contemporary wood burning stove fitted to metal pedestal finished in satin Black. Air conditioning unit. LED spotlights. Oak latched door into:

Inner Hallway

Inset LED spotlights. Herringbone wood effect LVT flooring. Smoke alarm. Oak latched doors off.

Bedroom One

20'9" x 13'8" (6.34 x 4.17)

Double glazed patio doors onto courtyard. Double glazed windows to the front and side. Air conditioning unit inset to ceiling. Air conditioning control unit. Inset LED spotlights. Raised, freestanding copper rolled top bath with handheld shower attachment and mixer tap. Latched oak door into:

En-Suite

Obscured double glazed window to the side. Three piece suite comprising dual flush WC, rectangular copper sink on an oak pedestal with satin black integrated mixer taps into wall, large shower enclosure with toiletry shelf, monsoon shower head, additional handheld attachment and shower mixer controls, finished in satin black. Inset LED spotlights. Wood effect floor. Access to loft space. Extractor.





Bedroom Two

13'9" x 13'7" (4.20 x 4.15)
 Double glazed sliding patio doors onto courtyard. Double glazed window to the front. Inset LED spotlights to ceiling. Air conditioning unit inset to ceiling. Air conditioning control panel. Latched Oak door into:

En Suite

Double glazed window to the side. Three piece white suite with marble tiled surrounds comprising dual Flush WC, oval wash basin on an oak pedestal with copper integrated mixer taps into wall; and large shower enclosure with monsoon shower head and additional handheld attachment finished in copper and sliding doors enclosing. Extractor fan. Inset LED spotlights. Porcelain tiled floor.



Bedroom Three

13'11" x 11'11" (4.25 x 3.64)
 Double glazed window to the rear. Air conditioning unit inset to ceiling. Air conditioning control panel. Inset LED spotlights. Latched oak door into:



En-Suite

Obscured double glazed window to the side. Three piece white suite comprising dual flush WC, stone circular wash basin on an oak pedestal with satin black integrated mixer taps into wall, large shower enclosure with toiletry shelf, monsoon shower, additional handheld attachment and shower mixer controls, finished in satin black. Extractor fan. Inset LED spotlights.

EXTERNALLY

Gardens

Five bar gate enclosing gravel driveway for up to four vehicles; beyond the five bar gate is parking for another three to four vehicle vehicles. Log store. Paved cobble stone style pathway leading to the property. Professionally landscaped and designed garden with fantastic views of the historic White Horse comprising good sized area laid to lawn, sweeping cobblestone path and vertical contemporary timber partition leading to Indian sandstone patio and area laid to decking with sun sail over. The courtyard area which is enclosed by the dwelling is laid to patio and slate with flowerbeds stocked with roses, Laurel hedging and Cherry tree. Outside contemporary lighting. All enclosed by a variety of 3ft & 5ft fencing with pedestrian gate leading out onto gravel driveway.





To The Rear & Side

Good size garden Shed. Contemporary Greenhouse. Area laid to gravel. Air source heat pump for Air conditioning units. Septic tank inspection chamber. Area laid to patio. Outside tap. All enclosed by a variety of 4ft & 7ft fencing.

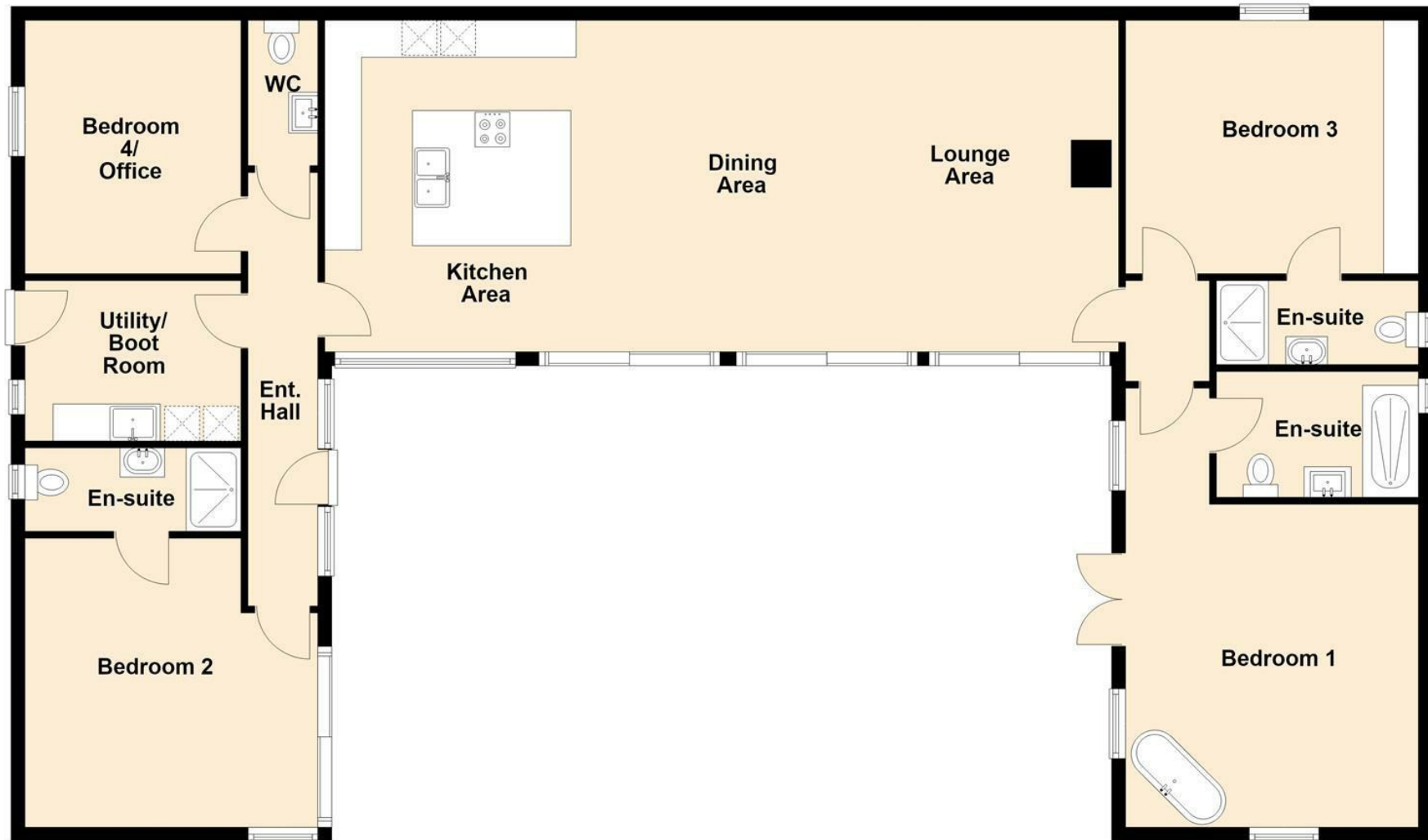
AGENTS NOTE:

Furniture available by separate negotiation.

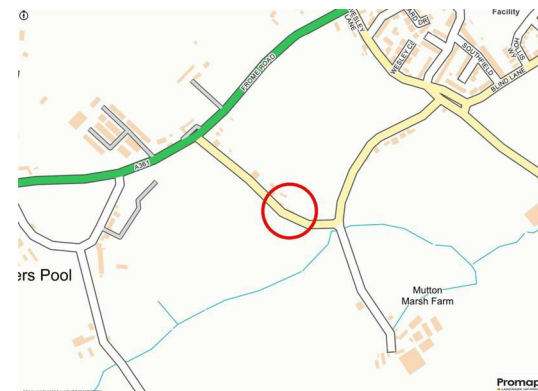
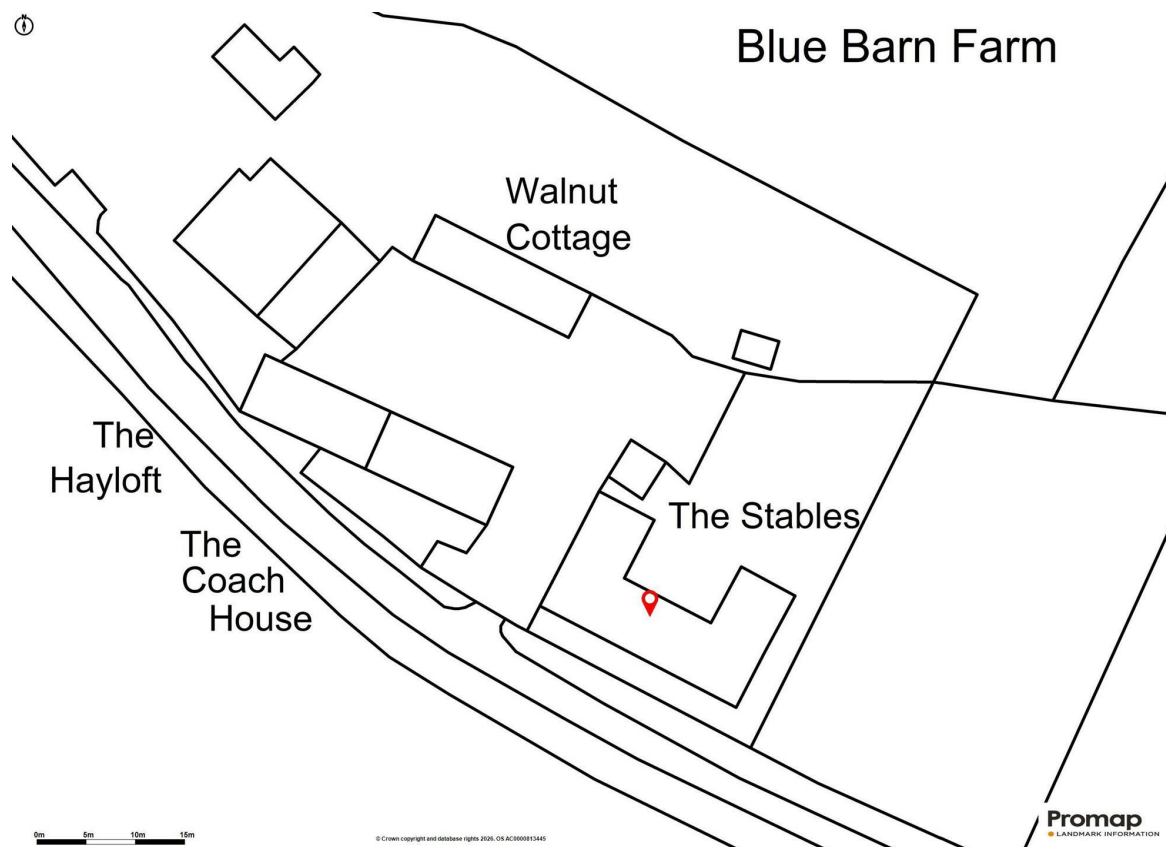


Ground Floor

Approx. 152.5 sq. metres (1641.7 sq. feet)



Total area: approx. 152.5 sq. metres (1641.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.