



Wrights
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Whaddon Lane, Hilperton, Trowbridge, Wiltshire, BA14 7RN

£479,950

Situation

Hilperton is a popular and well established village located on the outskirts of Trowbridge, offering a blend of rural charm and everyday convenience. The village benefits from a range of local amenities including a village shop, public house, primary school and a well regarded garden centre, while also providing easy access to the wider facilities of nearby Trowbridge and Bradford on Avon.

Surrounded by open countryside, Hilperton offers a variety of scenic walks and a relaxed community feel, making it particularly attractive to families and those seeking a quieter lifestyle. The village is also well positioned for commuting, with good road links and access to rail services from Trowbridge station connecting to Bath, Bristol and beyond.



**Substantial four bedroom
semi detached family home**

**Sought after village
location in Hilperton**

**Large south facing walled
rear garden**

Four reception rooms

**Two wood burning stoves
Utility room and downstairs
cloakroom**

**Generous master bedroom
with dressing room and en-
suite**

**Driveway parking for
several vehicles**

**Solar panels with battery
storage**

No onward chain



This substantial and versatile four bedroom semi detached family home is ideally situated within the sought after village of Hilperton, and enjoys a standout feature of a large, beautifully established south facing walled garden. The property offers generous and flexible living space to the ground floor, including a welcoming entrance hall, lounge with patio doors to the garden, study, and a cosy sitting room with wood burning stove and French doors opening out. A further dining/family room, also with a wood burning stove and patio doors, flows into the galley kitchen, complemented by a utility room and downstairs cloakroom. To the first floor, the master bedroom is particularly impressive, benefiting from triple aspect windows, a dressing room, and en-suite shower room. There are three further double bedrooms, all enjoying views over the garden, along with a contemporary shower room.

Externally, the property boasts a superb south-facing walled garden of a generous size, predominantly laid to lawn and thoughtfully landscaped with well-stocked borders, gravelled pathways and a variety of seating areas. A pond attracts local wildlife, adding to the natural charm of the space, while a timber summerhouse provides a versatile garden retreat.

The property further benefits from fully owned solar panels with battery storage, offering improved energy efficiency. To the front, there is driveway parking for several vehicles with an electric vehicle charging point. Sold with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With wooden front door, tiled flooring, radiator, stairs to the first floor with storage cupboard under and PVCu double glazed window to the front.

Lounge 10' 7" x 16' 8" (3.22m x 5.09m)

With wood laminate flooring, radiator, PVCu double glazed window to the front and sliding patio doors opening onto the rear garden.

Study 6' 10" x 10' 10" (2.08m x 3.31m)

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

Sitting Room 9' 7" x 10' 6" (2.93m x 3.20m)

With wood flooring, wood burning stove with feature brick surround, radiator and PVCu French doors opening onto the rear garden.

Dining/Family Room 16' 4" x 16' 8" (4.99m x 5.08m)

With tiled flooring, radiator, wood burning stove with wooden surround, PVCu double glazed window to the front and sliding patio doors opening onto the rear garden. Opens into...

Kitchen 7' 2" x 11' 6" (2.18m x 3.51m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker with extractor hood over, space for dishwasher, one and a half bowl sink/drain unit and PVCu double glazed window to the side.

Rear Lobby

With tiled flooring.

Cloakroom

With tiled flooring, close coupled W.C and hand basin.

Utility room

With tiled flooring, a range of base units, worktop with tiled splash backs, one and a half bowl sink/drain unit, space for washing machine and PVCu double glazed window to the front.

First Floor

Landing

With wood laminate flooring, radiator, spacious linen cupboard, cupboard housing gas boiler and hot water cylinder, loft hatch and PVCu double glazed window to the front.

Bedroom 1 9' 9" x 16' 10" (2.97m x 5.13m)

With wood laminate flooring, radiator and PVCu double glazed windows to three aspects.

Dressing Room

With wood laminate flooring, built in shelving and hanging rails.

En-suite

With tiled flooring and splash backs, white suite comprising a large walk in shower enclosure with rainfall shower, close coupled W.C and pedestal hand basin, heat Towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Bedroom 2 9' 9" x 10' 8" (2.97m x 3.25m)

With wood laminate flooring, radiator, feature brick fireplace and PVCu double glazed window overlooking the rear garden.

Bedroom 3 9' 7" x 10' 9" (2.93m x 3.27m)

With wood laminate flooring, radiator, feature brick fireplace and PVCu double glazed window overlooking the rear garden.

Bedroom 4 6' 2" x 10' 9" (1.88m x 3.27m)

With wood laminate flooring, radiator and PVCu double glazed window overlooking the rear garden.

Shower Room

With fully tiled flooring and walls, contemporary suite comprising large shower enclosure with rainfall shower, hand basin with vanity unit and close coupled W.C, heated towel rail and obscured PVCu double glazed window to the front.

Externally

To the front

The property is approached via a generous block-paved driveway providing off-road parking for multiple vehicles, with the added benefit of an electric vehicle charging point. To one side, there is gated access leading through to the rear garden, along with a useful storage shed.

To the rear

The beautifully established and thoughtfully landscaped south facing garden offers a wonderful blend of formal planting and relaxed, natural spaces. The garden is predominantly laid to lawn, interspersed with well-stocked borders and raised beds filled with a variety of mature shrubs, perennials, and seasonal planting. Decorative archways create attractive walkways through the garden, leading along gravelled paths that add both structure and charm.

There are multiple seating areas positioned to enjoy different aspects of the garden, including a patio area ideal for outdoor dining and entertaining. A timber summerhouse provides a versatile retreat, perfect for use as a garden room, studio or relaxation space, while a pond attracts a variety of wildlife, enhancing the natural appeal of the space.

The garden enjoys a high degree of privacy, complemented by established hedging and attractive stone walling, while still retaining an open, green outlook. Overall, this is a generous and well maintained outdoor space, ideal for both keen gardeners and those looking to enjoy a tranquil setting.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

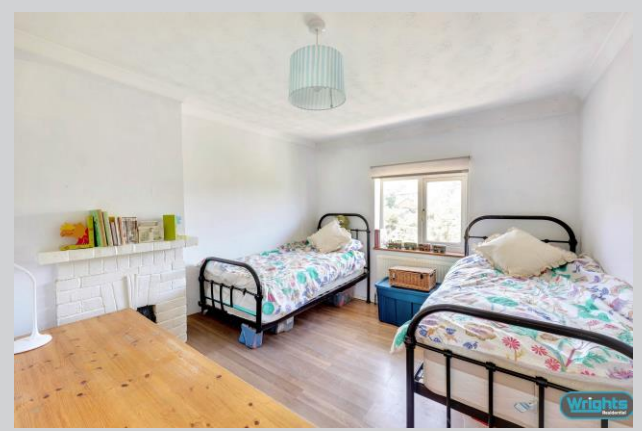


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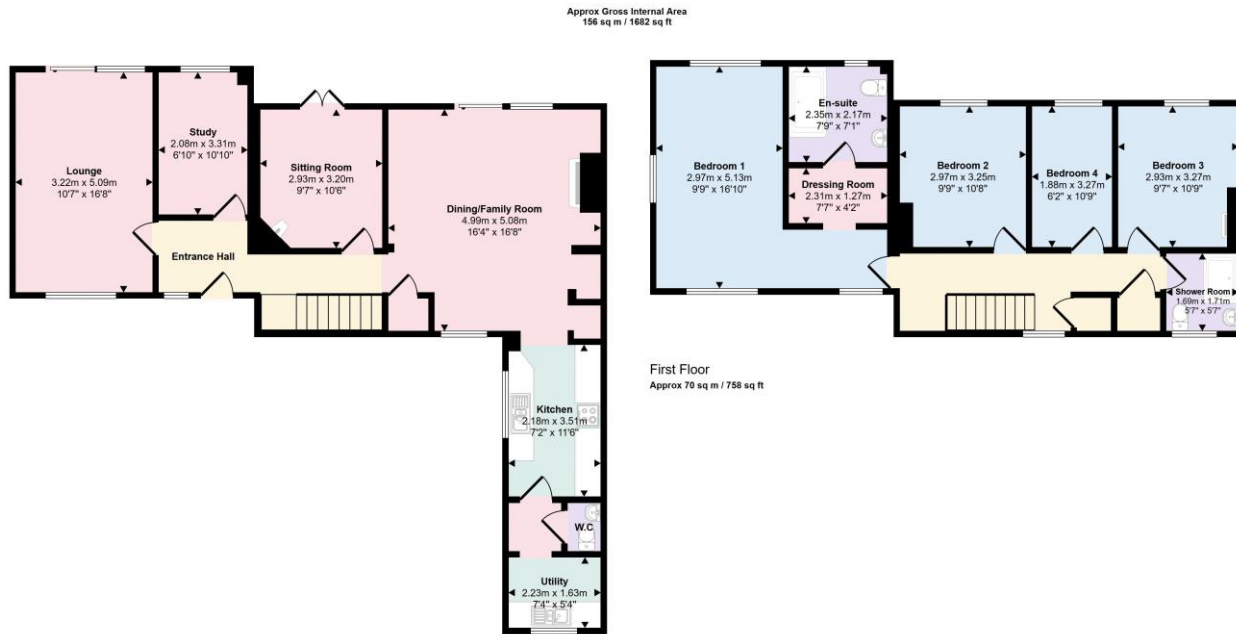
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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