



4 The Briars, Hawkeridge Road, Trowbridge, BA14 6AD

Guide Price £600,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 2 (Plus Downstairs Cloaks)
Receptions: 4

Rarely available, The Briars is an exclusive cul-de-sac of just four spacious detached family homes enjoying beautiful countryside views and attractive rear gardens. Extending to almost 2,300 sq ft, No. 4 has been thoughtfully improved by the current owners to provide generous, well-presented accommodation across two floors. A practical porch opens into a welcoming entrance hall, leading through to a 19ft dining room with a wood-burning stove, which also serves as a charming focal point for the adjoining 19ft sitting room, creating an excellent space for entertaining. To the rear, a spacious garden room offers flexible use as a playroom, gym, second office or relaxing retreat overlooking the garden and open fields, while a separate home office provides an ideal workspace. The stylish navy Shaker-style kitchen is well equipped with fitted appliances, including a Range cooker, dishwasher and fridge, while a separate utility room offers additional storage, appliance space and internal access to the substantial double garage. Upstairs, a bright landing with study space leads to four generous double bedrooms, with the rear rooms enjoying far-reaching rural views. A high-quality family bathroom features a freestanding bath, twin sinks and a large walk-in shower, while the principal bedroom benefits from a spacious en-suite shower room.

Outside, the property offers ample driveway parking leading to the double garage, which also provides potential for conversion, subject to any consents. The south-facing rear garden is private and family-friendly, with a patio, level lawn, mature borders and views across adjoining fields - a lovely outdoor space with plenty of scope for keen gardeners.



This family home enjoys a well-connected and pleasant semi-rural setting within a short level walk of a convenience store (at the Esso petrol station), the popular Longs Arms pub and restaurant, and a local garage. A wider range of shops, supermarkets, retail outlets, restaurants and pubs can be found at Spitfire Retail Park and Trowbridge town centre, less than a mile away, with Bradford-on-Avon, Westbury and Frome also within easy reach. A choice of well-regarded schools include North Bradley C of E, West Ashton C of E and Holbrook primary schools, with The Clarendon Academy, The John of Gaunt School and St Augustine's Catholic College all nearby. Transport links include the A350 and A363, providing easy access to Chippenham, Melksham, Westbury, Bath and the M4. Regular bus services run along Westbury Road, while Trowbridge and Westbury railway stations, around two miles away, offer direct services to Bath, Bristol, Salisbury, Southampton, Cardiff and London (via connections). Residents also enjoy nearby countryside walks, cycling routes, the Kennet & Avon Canal, and Trowbridge's leisure centre, cinema, gyms and sports facilities.

Additional Information:

Tenure: Freehold Detached House

Council Tax Band: F

Current EPC Rating: D (59)

Potential EPC Rating: C (70)

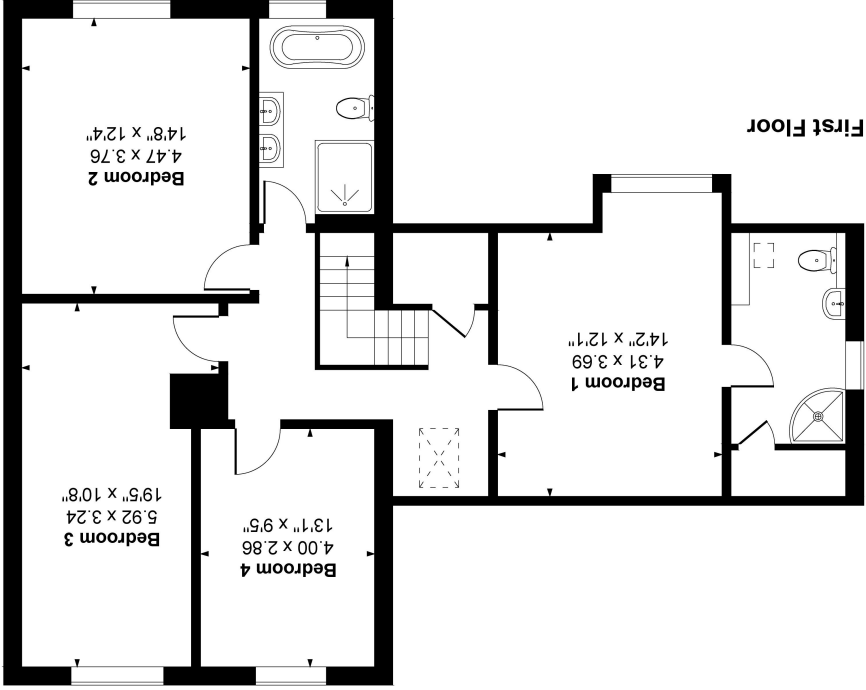
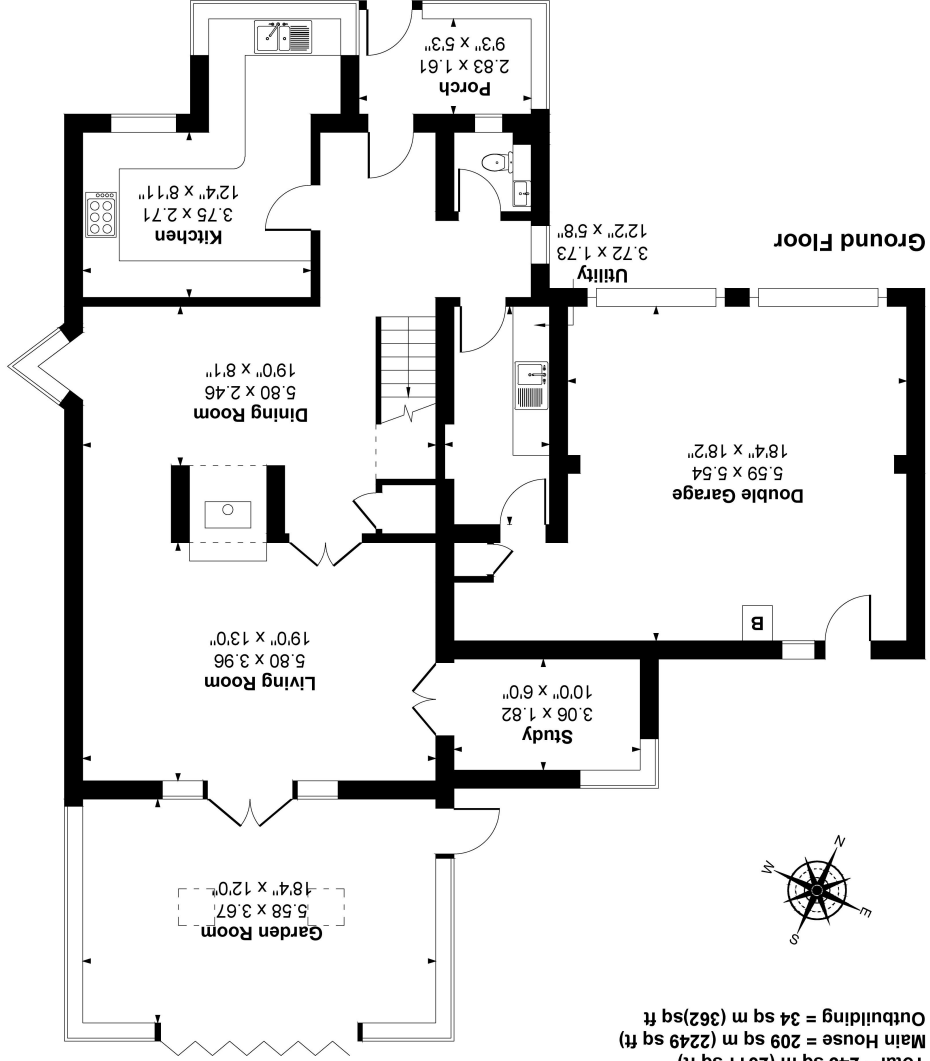
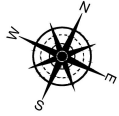
Services: Private oil-fired central heating with 'combi boiler'. Double glazing. Mains drainage. Mains water. Mains electricity.

****These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.****



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Approximate Gross Internal Area
Total = 243 sq m (2611 sq ft)
Main House = 209 sq m (2249 sq ft)
Outbuilding = 34 sq m (362 sq ft)



Excellent value | Extensive service | Unrivalled customer care



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