



KINGSTONS



Rodborough Lodge Victoria Road

Trowbridge BA14 7LA

A fantastic and rare opportunity to purchase a detached bungalow with detached one bedroom annexe, boasting diverse development/refurbishment potential subject to planning. Positioned on a private tree lined plot of approximately .75 of an acre within the highly regarded Victoria Road. Sold for the first time in over 55 years, this large bungalow boasts plenty of parking with its own private gated access, detached double garage, and beautifully tended private gardens stocked with a range of mature plants and trees. The main property comprises three reception rooms, kitchen/breakfast room, four bedrooms, en suite and shower room. The property is sold with no onward chain and viewing is strictly by appointment.

Guide Price £650,000 Freehold



ACCOMMODATION

All measurements are approximate

Entrance Hall

Solid wood door to the front. Obscured glazed windows to the front. Radiator. Wood flooring, wall lights and coving. Telephone point. Opening to inner hallway. Doors off and into:

Family Room

14'6" x 10'7" (4.42 x 3.25)

Large double glazed window to the front. Radiator. Coving. Bi-fold doors to the:

Living Room

17'11" x 11'10" (5.48 x 3.62)

Large double glazed window to the rear. Double glazed window to the side. Radiator. Exposed stone wall. Coving. Feature stone fireplace with tiled hearth. Door to the entrance hall. Opening to the:

Dining Room

14'7" x 11'8" (4.45 x 3.58)

Large double glazed window to the rear. Radiator. Coving. Door to the entrance hall. Obscured glazed door to the:

Kitchen/Breakfast Room

15'2" x 11'6" (4.64 x 3.52)

Double glazed window and sliding patio doors to the rear. Radiator. Extensive range of wall, base, drawer and larger units with tiled splash-backs and rolled top work surfaces and a breakfast island. Inset one and a half bowl sink drainer unit with mixer tap. Built in high level electric oven. Built-in four-ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Tiled flooring and coving. Door to cupboard housing floor standing Ideal Mexico boiler. Door to the entrance hall.

Cloakroom

Obscured double glazed window to the front. Radiator. Two piece suite with tiled surrounds comprising pedestal wash hand basin and w/c. Built-in shoe cupboard and cloak cupboard. Telephone point. Cupboard housing fuse box and electric meter. Gas meter.

Inner Hallway

Two radiators. Smoke alarms. Access to loft space. Wall lights and coving. Thermostat. Doors off and into: linen cupboard with shelving.

Bedroom One

16'0" x 15'5" (4.88 x 4.70)

Double glazed window to the side. Double glazed sliding patio doors to the rear. Radiator. Coving. Door to the:

En Suite Bathroom

Obscured double glazed window to the rear. Radiator. Three piece suite with part tiled surrounds comprising panelled bath, wash hand basin with cupboard under and w/c. Shaving point. Vinyl flooring. Built-in cupboard.

Bedroom Two

16'2" x 9'0" (4.95 x 2.75)

Double glazed windows to the front and side. Radiator. Built-in double wardrobe. Coving.

Bedroom Three

12'0" x 8'11" (3.66 x 2.74)

Double glazed window to the front. Radiator. Coving.

Bedroom Four/Study

11'0" x 10'7" (3.37 x 3.25)

Double glazed window to the rear. Radiator. Built-in double wardrobe. Coving.

Refitted Shower Room

Two obscured double glazed windows to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point. Tiled flooring, coving and inset ceiling spotlights. Illuminated mirror.

Separate W/C

Obscured double glazed window to the front. Radiator. Tiled surrounds with w/c. Doors to storage cupboard with obscured double





glazed window to the front, water softener and shelving.

ANNEXE

Entrance Hall

Obscured double glazed window and door to the front. Radiator. Access to loft space. Coving. Doors off and into: airing cupboard housing hot water tank and shelving.

Living Room

13'7" x 12'5" (4.16 x 3.80)

Radiator. Gas fire. Coving. Television point. Double glazed window and sliding patio doors to the rear into:

Conservatory

20'4" x 7'3" (6.20 x 2.22)

Double glazed and brick construction with door to the side. Wood effect flooring. Door to the:

Kitchen/Breakfast Room

12'7" x 8'7" (3.84 x 2.62)

Double glazed window to the rear. Radiator. Range of wall, base and larder units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit. Electric cooker point with extractor over. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring and coving. Space for small table.

Bedroom

11'8" x 9'4" (3.57 x 2.86)

Double glazed window to the front. Radiator. Coving.

Bathroom

Obscured double glazed window to the side. Three piece suite comprising panelled bath with mains shower over, corner wash hand basin and w/c. Shaving point and light. Tiled flooring and coving.

Cloakroom

Obscured double glazed window to the side. Two piece suite with tiled surrounds comprising corner wash hand basin and w/c. Tiled flooring and coving.

EXTERNALLY

To The Front

Five bar double gates leading to driveway providing off road parking for several vehicles. Large storm porch over main property front door with entrance lights. Storm porch over annexe front door with entrance light. Gravel area and area laid to lawn with a variety of plants and shrubs. Three sets of pedestrian gated access to the rear and gardens. All enclosed by mature hedgerow and trees providing a high level privacy.





Gardens

Extensive established gardens with a highly private aspect comprising large patio area across the rear of the bungalow, fish pond, predominantly laid to lawn with a vast array of mature plants, trees and shrubs including Acers and fruit trees. Steps leading up to raised area with decommissioned swimming pool surrounding by paving, area laid to lawn, and variety of trees and shrubs, pool house and walling enclosing. Green house, garden shed and brick built storage shed. External lighting. Outside tap. All enclosed by mature hedgerow and trees.

Pool House

18'4" x 8'9" (5.60 x 2.69)

Timber framed with window and sliding patio doors to the front. Power and lighting. Timber sauna. Bar. Door to plant room with window to the front and swimming pool infrastructure.

Double Garage

20'6" x 19'2" (6.25 x 5.86)

Two up and over doors to the front. Power and lighting. Eaves storage. Window and door to the side. Storage to the rear.



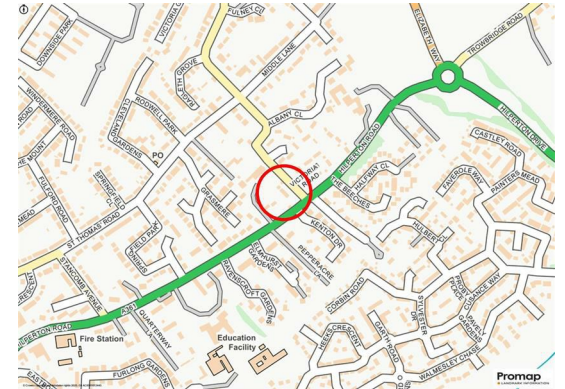
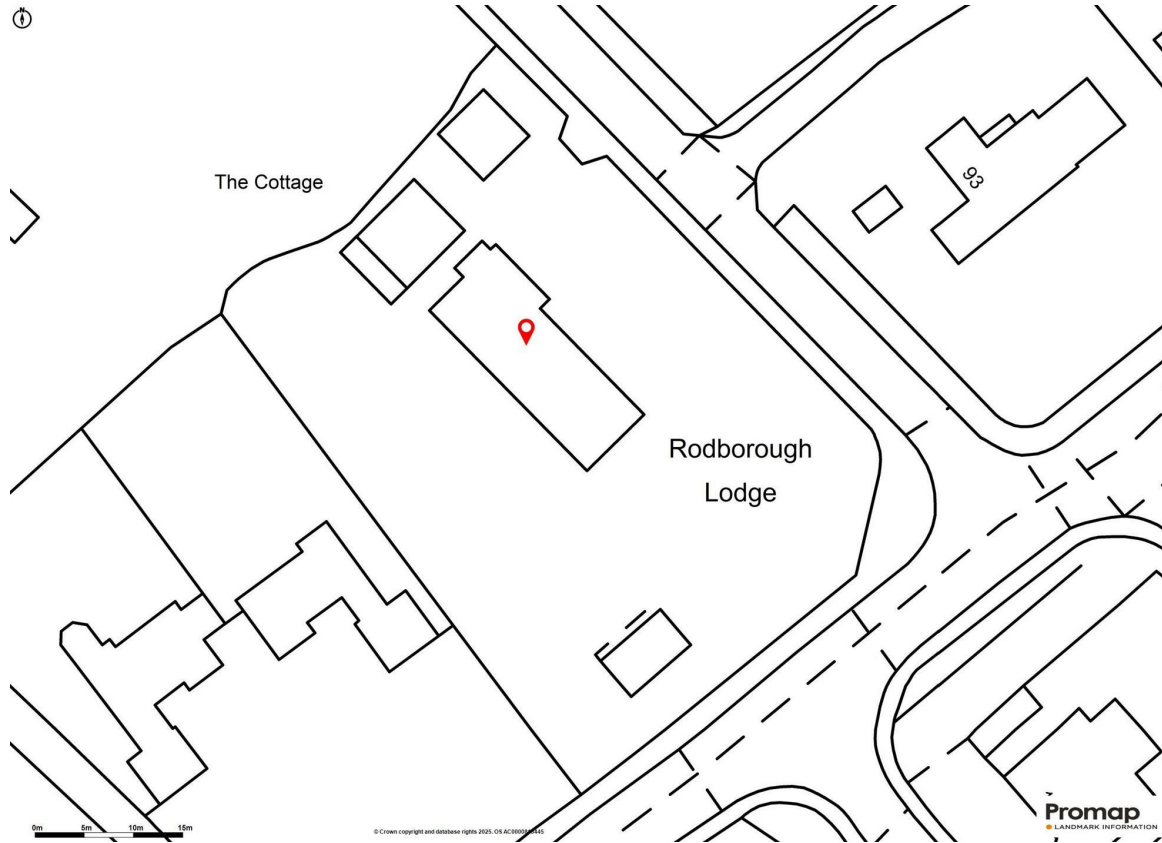
Floor Plan

Approx. 297.1 sq. metres (3198.0 sq. feet)



Total area: approx. 297.1 sq. metres (3198.0 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **F**
EPC Rating **D**



KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.