



6 Shepherds Drove

West Ashton Trowbridge BA14 6DG

A beautifully presented executive style family home boasting fantastic views and finished to a high specification featuring LED spot lighting, oak flooring, oak internal doors and high quality carpets. The property has a modern spacious open plan feel and features dual aspect living room with French doors onto gardens and contemporary fireplace, study, large open plan kitchen/dining room with breakfast island & granite work tops, utility, cloakroom, four double bedrooms (2 en-suite), family bathroom, oil fired central heating, alarm system and double glazing. External features include block paved driveway providing parking for at least two vehicles, hot tub with pergola over and good sized L-shaped gardens with stunning views across open countryside. Viewing is highly recommended, vendors suited.

Guide Price £695,000 Freehold



ACCOMMODATION

All measurements are approximate

Entrance Hall

Two double glazed windows and a door to the front. Mat-well. Two radiators. Oak flooring and inset ceiling spotlights. Telephone point. Smoke alarm. Stairs to the first floor with under stairs storage cupboard. Oak double doors to living room. Panelled doors off and into:

Cloakroom

Obscured double glazed window to the rear. Radiator. Two piece white suite with part tiled surrounds comprising pedestal wash hand basin and w/c. Extractor fan. Polished granite tiled flooring and inset ceiling spotlights.

Living Room

22'9" x 13'11" (6.93 x 4.24)

Double glazed window to the front. Two double glazed windows and French doors to the rear. Two radiators. Contemporary wood burning fire. Television point.

Study

7'11" x 7'10" (2.41 x 2.39 (2.42 x 2.40))

Double glazed windows to the front and side. Radiator.

Dining Room

18'2" x 11'8" (5.54 x 3.56)

Two double glazed windows and French doors to the rear. Two radiators. oak flooring and inset ceiling spotlights. Television and telephone points. Opening to the:

Kitchen/Breakfast Room

17'11" x 11'11" (5.46 x 3.63 (5.45 x 3.64))

Double glazed windows to the rear and side. Double glazed French doors to the rear. Contemporary vertical radiator. Extensive range wall and base mounted units with kick space lighting, granite work surfaces and splash-backs. Island unit with granite worktop. Stainless steel one and a half bowl sink unit with mixer tap. Space for range cooker with stainless steel splash-back and extractor canopy over. Integrated dishwasher and wine fridge. Oak flooring and inset ceiling spotlights. Panelled door to the:

Utility Room

7'1" x 5'4" (2.16 x 1.63)

Obscured double glazed door to the side. Radiator. Base mounted units with granite worksurfaces and splash-backs. Single sink unit with mixer tap. Plumbing for washing machine. Floor standing boiler and control panel. Wood effect flooring and inset ceiling spotlights.

Bedroom Four

13'1" x 12'8" max (3.99 x 3.86 (4.00 x 3.85) max)

Double glazed window to the side. Radiator. Television point. Inset ceiling spotlights, Panelled door to the:

En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower, pedestal wash hand basin and w/c. Polished granite tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point.

FIRST FLOOR

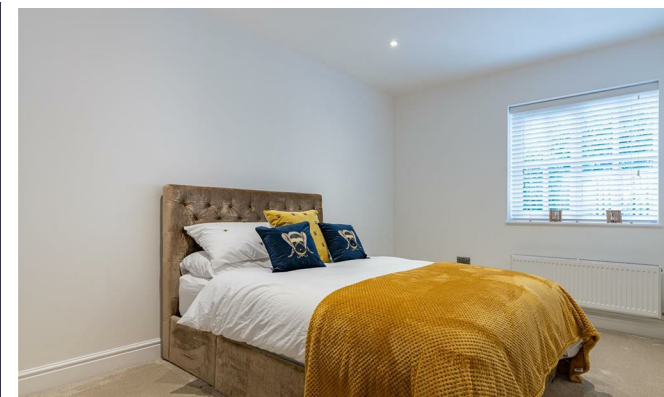
Landing

Double glazed window to the rear. Radiator. Balustrade. Oak doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

16'4" x 12'2" (4.98 x 3.71 (4.97 x 3.70))

Double glazed window to the front. Radiator. Two built-in double wardrobes. Television point. Inset ceiling spotlights. Panelled door to the:





En Suite Shower Room

Chrome towel radiator. Three piece white suite with ceramic tiled surrounds comprising large walk-in shower enclosure with mains monsoon shower over and screen enclosing, wash hand basin with cupboard under and w/c. with enclosed cistern and push flush. Illuminated mirror. Ceramic tiled flooring with under-floor heating and inset ceiling spotlights. Extractor fan.

Bedroom Two

12'2" x 10'8" (3.71 x 3.25 (3.70 x 3.26))
Double glazed window to the rear.
Radiator. Inset ceiling spotlights.

Bedroom Three

Double glazed window to the front.
Radiator. Built-in double wardrobe and shelving. Inset ceiling spotlights.

Family Bathroom

Obscured double glazed window to the rear. Chrome towel radiator. Four piece white suite with ceramic tiled surrounds comprising freestanding bath, large walk-in shower enclosure with mains monsoon shower over and screen enclosing, wash hand basin with cupboard under and w/c. Illuminated mirror. Ceramic tiled flooring heating and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Large storm porch over front door with entrance light. Block paved driveway providing off road parking. Loose stone chipping border with a variety of plants and shrubs. Pedestrian side gated access leading to gardens. Electric meter.

To The Rear & Side

Good sized enclosed L-shaped landscaped garden with private aspect overlooking fields. Paving running the width of the property, paved patio area to off the kitchen; large area laid to lawn and mixed borders with a variety of plants and shrubs. Large paved patio area to the side and hot-tub with pergola over. Garden shed. External tap and lighting. All enclosed by fencing, post & rail fencing and hedgerow.

Double Garage

18'6" x 17'5" (5.64 x 5.31)

Two barn style doors to the front. Power and lighting. Eaves storage. Fuse box.

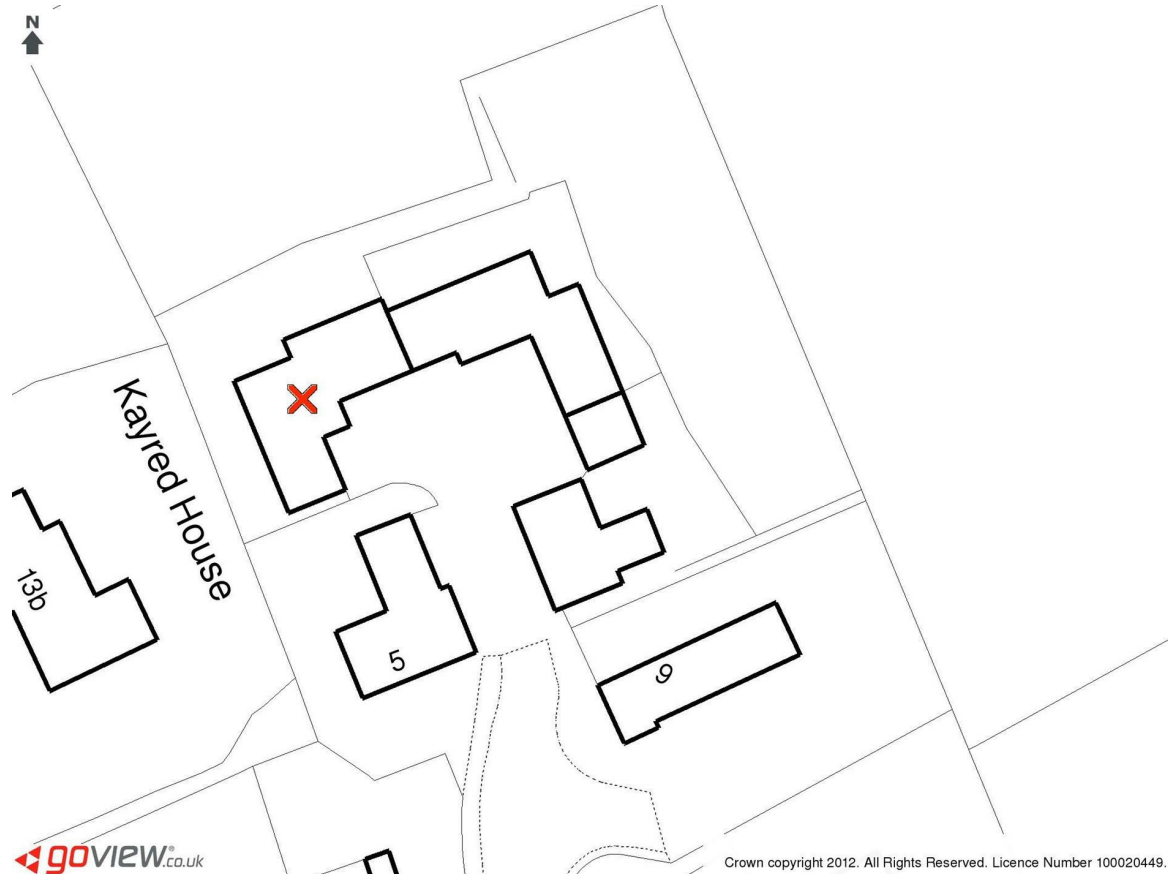






Total area: approx. 184.8 sq. metres (1988.7 sq. feet)

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



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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.