Nursery Cottage Rood Ashton, Wiltshire, BA14 6BL

Offers In Excess Of £750,000

A flexible period home situated in the delightful rural hamlet of Rood Ashton.

- Attractive period façade
- Rural location in peaceful hamlet
- Flexible accommodation
- 3 great reception rooms
- Well-presented rear garden backing onto fields
- Charming interior
- Garage and driveway parking
- 3 bathrooms

Freehold

EPC Rating E

A charming village home, set in a delightful rural position in the hamlet of Rood Ashton. Nursery Cottage offers spacious and versatile accommodation, attractive gardens and lovely views across the historic walled garden that once formed part of Rood Ashton Manor, with countryside beyond.

The original part of the house dates from the Victorian era, later extended in the 1960s to create the generous family home seen today. The property now offers well-balanced accommodation with several reception rooms providing flexibility for modern living.

The ground floor centres around a welcoming hallway giving access to the principal living spaces. Of particular note is the impressive drawing room, a wonderfully proportioned space with an open fireplace and windows to both the front and rear, allowing for plenty of natural light. There is also a further reception room which could serve as a family room or snug, along with a separate dining room positioned conveniently alongside the kitchen.

The kitchen features an Aga and provides ample cupboard and worktop space, opening through to a dining area which enjoys views over the garden. A useful utility room sits adjacent, together with a cloakroom and internal access to the garage. A study/bedroom 4 sits at the right of the property with a mezzanine area above.

Upstairs, the property offers three bedrooms arranged around a central landing. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by two family bathrooms 1 of which was previously purposed as a 4th bed.

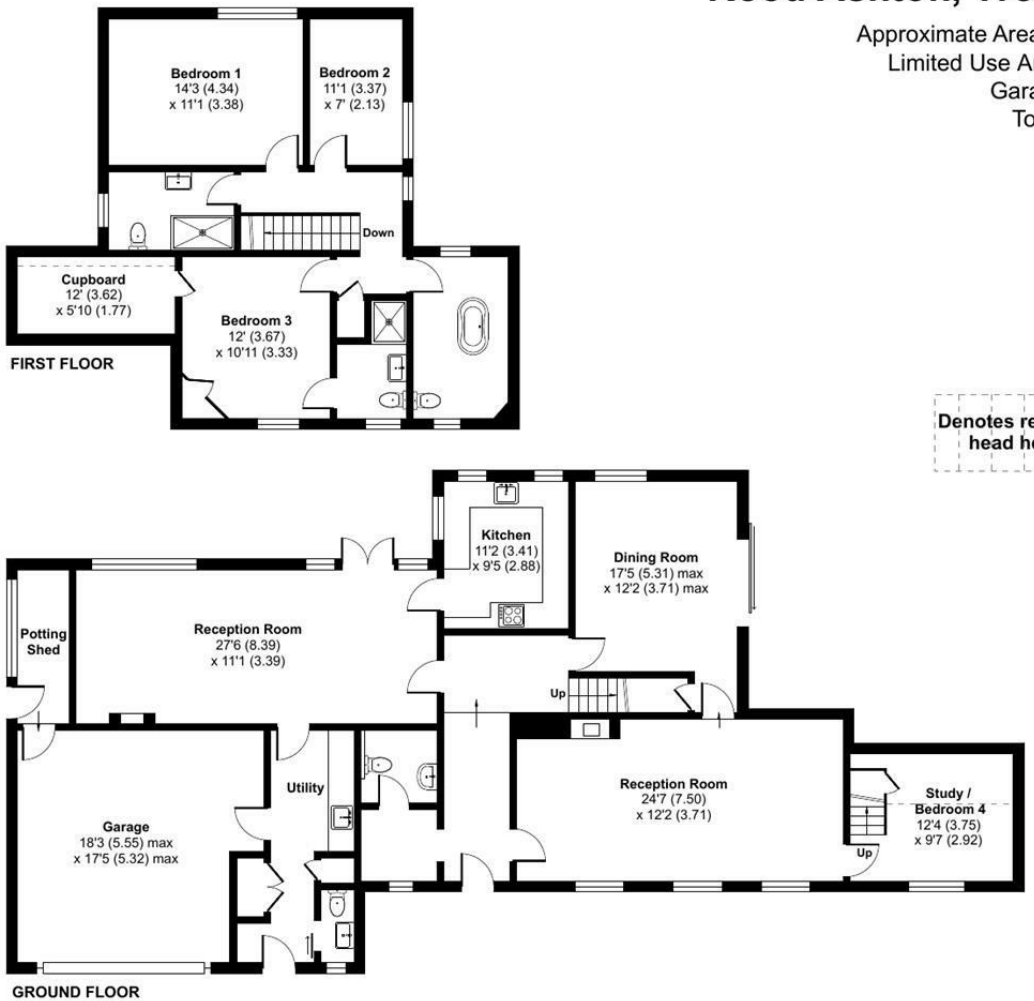
Externally, the property is approached via a gravel driveway providing ample parking and access to the garage. The gardens are mainly laid to lawn with a variety of mature trees, shrubs and borders, together with a productive vegetable and fruit garden benefiting from the shelter of the old brick wall. A charming wisteria covered terrace provides an ideal space for outdoor dining and enjoying the peaceful surroundings

Situation
Rood Ashton is a small rural hamlet with only a cluster of properties located along a quiet rural lane between the villages of Steeple Ashton and West Ashton. Steeple Ashton has a thriving community providing a beautiful church, village shop, playing fields and a public house. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are close by. There is a mainline railway service direct to Paddington from Westbury whilst the towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius.

Property information
Oil fired central heating. Water treatment plant (a new Klargester Biotec 2 has just been installed June 2026). Mains water and electricity are connected.
Agents note: There is a wayleave in the garden for an electricity pole.
Tenure: Freehold
EPC rating: E
Council tax band: G

Rood Ashton, Trowbridge, BA14

Approximate Area = 2135 sq ft / 198.3 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 350 sq ft / 32.5 sq m
Total = 2531 sq ft / 235 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Strakers. REF: 1343219

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