



22 The Tannery
Holt, Trowbridge, Wiltshire, BA14 6HS

Set within the sought-after Tannery development by Stonewood, this light-filled two-storey terraced home offers generous living space complemented by stylish, high-quality fittings throughout. With an enclosed level garden and two allocated parking spaces, the property is within easy walking distance of Holt's excellent amenities, including the village school, shop and post office, cafe', two welcoming pubs, the Glove Factory Studios work hub, lake and sauna, and the National Trust's Courts Garden. Carefully designed to reflect the architectural heritage of its surroundings with open countryside right on the doorstep, this is a modern family home with a character and sense of individuality rarely found in contemporary developments.

Guide Price £400,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Storm Porch

Kitchen/Dining Room

5.22m (17'1") x 4.57m (15')

Double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge freezer and dishwasher, fitted eye level electric oven, five ring electric induction hob with extractor hood over, stairs to the first floor, underfloor heating.

Utility Room 1.55m (5'1") x 1.49m (4'11")

Worktop space, plumbing for washing machine, space for tumble dryer, extractor fan, underfloor heating.

Cloakroom 1.55m (5'1") x 1.46m (4'9")

Two piece suite comprising wash hand basin and close coupled WC, extractor fan, underfloor heating.

Sitting Room 5.05m (16'7") x 3.68m (12'1")

Double glazed window and sliding door to rear, underfloor heating.

FIRST FLOOR

Landing

Double glazed Velux window with weather sensor, boiler cupboard.

Bedroom 1

3.68m (12'1") max x 3.46m (11'4") max

Double glazed window to rear, fitted wardrobes, radiator.

En-suite Shower Room

Double glazed Velux window with weather sensor, three piece suite comprising shower enclosure, wash hand basin, and close coupled WC, extractor fan, shaver point, heated towel rail, tiled flooring, under floor heating.

Bedroom 2 3.20m (10'6") x 2.95m (9'8")

Double glazed window to front, radiator.

Bedroom 3 4.55m (14'11") x 1.91m (6'3")

Double glazed window to front, radiator, loft hatch.

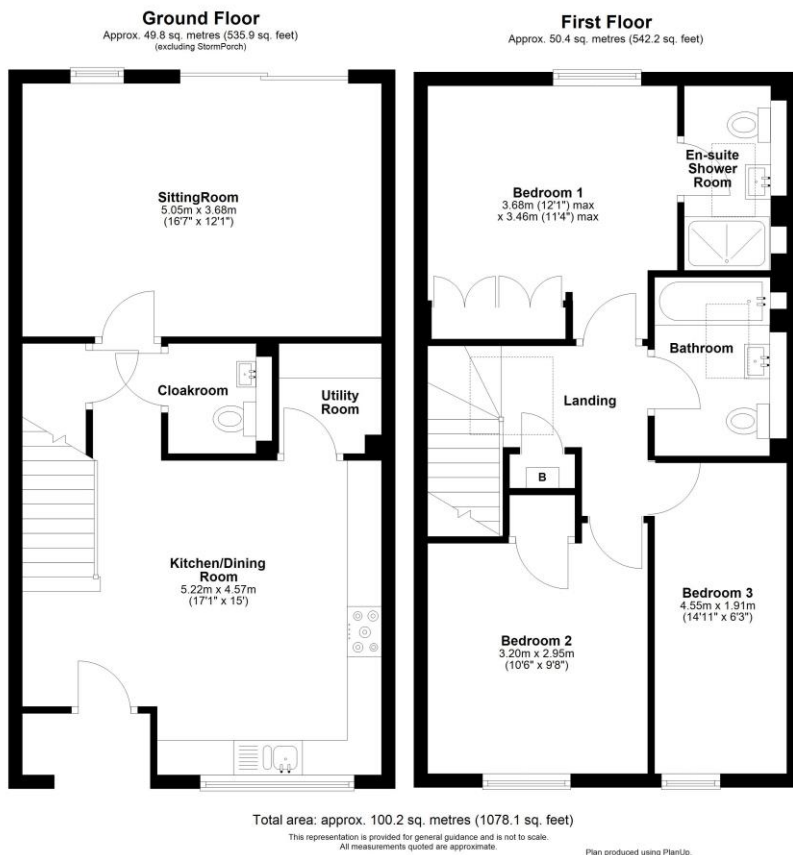
Bathroom 2.57m (8'5") x 1.92m (6'4")

Double glazed Velux window with weather sensor, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, extractor fan, heated towel rail, tiled flooring.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with cold water tap, exterior lighting, rear pedestrian gate and patio. The front garden is also laid to lawn. Two allocated parking spaces are located slightly to one side, in front of the house.





Council Tax: Band D - £2,429.00 (April 2026 - March 2027 financial year).

Estate Charge: £51.53 monthly (2026).

Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: Leave Bradford on Avon via the B3107 Holt Road. On reaching Holt, take the third turning left by the shop onto The Midlands. Follow the road around to the right and take the next turning left onto The Tannery. Take the first left, no 22 will be found on the right-hand-side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Tenure: Freehold.

What3words: ///brain.retrieves.detergent

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		