



The Beeches, 9 Hawkeridge Road

Yarnbrook Trowbridge BA14 6AD

A fantastic opportunity to purchase a well presented and extended, detached house dating back to the early 1900's, with the benefit of a one bedroom detached annexe; situated on a large plot of over half an acre and backing onto fields. This multi generational property is situated within the popular area of Yarnbrook between the towns of Trowbridge & Westbury. Spacious and updated accommodation to the main house comprises 27ft lounge/dining room, large office, family room with French doors onto gardens, large refitted shaker style kitchen with integrated appliances and bi-fold doors onto breakfast garden, utility room and cloakroom; four double bedrooms, family bathroom and refitted en suite shower room. The annexe, built approx. 10 years ago, comprises living room, kitchen with integrated appliances, double bedroom, store room and large wet room. The grounds feature mature, established and beautifully tended gardens including formal garden, orchard with summer house, vegetable garden and breakfast garden. Additional external features include large garage/workshop, stable/store room, large greenhouse and block paved driveway providing off road parking for at least five vehicles with 'Pod Point' electric vehicle charger.

Offers Over £750,000 Freehold



ACCOMMODATION

All measurements are approximate

MAIN HOUSE

Entrance Hall

Original solid wood door to the front with stained glass obscured glazed panel and transom window. Radiator. Stairs to the first floor with built-in storage under. Original tiled flooring beneath the carpet. Dado rail. Part glazed panelled door to the kitchen. Original panelled doors off and into:

Office

17'4 x 11'0 max (5.28m x 3.35m max)

Dual aspect with bay to the front with UPVC double glazed windows and UPVC double glazed window to the side. Radiator. Feature fireplace with oak mantle, tiled hearth and wood burning stove inset. LVT wood effect flooring and picture rail. Built-in unit with shelving, cupboards and display cupboard.

Lounge/Dining Room

27'9 x 11'1 max (8.46m x 3.38m max)

Triple aspect with bay to the front with UPVC double glazed windows and UPVC double glazed windows to the side and rear. Two radiators. Contemporary wood burner. Original stripped wood flooring, picture rail and coving. Glazed oak double doors to the:

Refitted Kitchen (2024)

17'2 x 10'0 (5.23m x 3.05m)

Double glazed bi-fold doors to the side into breakfast garden. Kick space heater. Extensive range of shaker style, wall, base, drawer and larder units with under cupboard lighting. Quartz work surfaces with inset one and a half bowl sink unit with drainer and Quettle tap with filter and boiling water facility. Water softener. Stoves range cooker with five ring induction hob and extractor hood over. Integrated dishwasher, microwave, under counter freezer and larder style fridge. LVT tiled flooring and inset ceiling spotlights. Part glazed door to the:

Utility Room

7'9 x 5'2 (2.36m x 1.57m)

UPVC double glazed window and door to the side. Radiator. Base mounted unit with solid work top and tiled splash-backs. Ceramic Belfast sink. Plumbing for washing machine. LVT tiled flooring. Door to the cloakroom. Part glazed door to the:

Family Room

15'5 x 11'1 (4.7m x 3.38m)

Dual aspect with bay to the rear with UPVC double glazed windows and French doors and UPVC double glazed window to the side. Two radiators. Engineered oak flooring and picture rail.

Cloakroom

UPVC double glazed window to the rear. Radiator. Two piece white suite with tiled surrounds comprising wash hand basin and w/c with enclosed cistern and dual push flush. Range of built-in cupboards. LVT tiled flooring. Extractor fan.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the front. Radiator. Balustrade. Dado rail. Access to loft space with ladder. Original panelled doors off to bedrooms two, three, bathroom and airing cupboard. Panelled doors to bedrooms one and four.

Bedroom One

13'2 x 11'8 (4.01m x 3.56m)

UPVC double glazed window to the rear overlooking gardens. Radiator and brushed brass towel radiator. Extensive range of built-in bedroom furniture including wardrobes, drawers, dressing table and shelving. Wall lights. Part obscured glazed door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Modern three piece white suite with brushed brass fittings comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Illuminated touch screen mirror with Bluetooth and shaving point. Wood effect flooring. Extractor fan.

Bedroom Two

13'10 x 11'1 (4.22m x 3.38m)

Dual aspect with UPVC double glazed windows to the front and side. Radiator. Range of built-in bedroom furniture including wardrobes, dressing table, bedside drawers, cupboard and shelving. Original feature fireplace. Coving.

Bedroom Three

11'11 x 11'0 (3.63m x 3.35m)

Dual aspect with UPVC double glazed windows to the front and side. Radiator. Range of built-in bedroom furniture including run of wardrobes and bedside drawers. Original feature fireplace. Coving.

Bedroom Four

11'1 x 10'1 (3.38m x 3.07m)

UPVC double glazed windows to the rear overlooking gardens. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. Victorian style towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen





enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Built-in cupboards and drawers. Illuminated mirror with Bluetooth. Extractor fan. Shaving point. Tiled effect flooring. Door to large airing cupboard housing hot water tank and shelving.

ANNEXE

Living Room

18'0 x 10'5 (5.49m x 3.18m)

UPVC double glazed sliding patio doors to the side. Double glazed Velux window. Radiator. Feature electric fireplace. Wall lights and inset ceiling spotlights. Doors to bedroom one and shower room. Doorway to the:

Kitchen

9'0 x 8'3 (2.74m x 2.51m)

UPVC double glazed window to the side. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and solid oak work surfaces including drop-down breakfast bar. Belfast sink with boiling water tap. Built-in high level electric combination oven, microwave and grill. Built-in two ring electric hob. Integrated fridge/freezer. Tiled effect flooring and inset ceiling spotlights. Smoke alarm. Door to store room. UPVC double glazed door to the:

Conservatory

14'4 x 12'0 (4.37m x 3.66m)

UPVC double glazed and brick construction with French doors to the rear and side. Tiled effect flooring with under-floor heating. Wall lights.

Bedroom

11'10 x 11'1 (3.61m x 3.38m)

UPVC double glazed windows to the front and side. Radiator. Range of built-in bedroom furniture including wardrobes and drawers. Inset ceiling spotlights.

Wet Room

Double glazed Velux window. Chrome towel radiator. White suite with part tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Extensive range of built-in cupboards and drawers. Extractor fan. Ceramic tiled flooring and inset ceiling spotlights.

Store Room

8'3 x 6'6 (2.51m x 1.98m)

UPVC double glazed window to the rear. Double glazed Velux window. Radiator. Built-in run of cupboards.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Areas laid to lawn and well stocked borders with a variety of plants, shrubs and mature Purple Beech trees. Gated side pedestrian access into breakfast garden. Enclosed by low level walling with railings. Block paved driveway providing off road parking for over five vehicles.





Grounds

Extensive, beautifully tended gardens of over half an acre comprising block paved area to the immediate rear leading to the annexe and paved patio areas. Formal garden area laid to lawn with fishpond and well stocked and established borders with a variety of plants, mature trees and shrubs. Orchard with summer house (3 years old with power supply) and a variety of mature trees, including walnut, fir and oak trees. Vegetable garden with beds, herb garden and fruit bushes with cage. Fruit trees include cherry, plum, greengages, bullace, pear, eating and cooking apples. Breakfast garden with block paving leading to patio area, area laid to lawn and well stocked and established borders with a variety of plants, mature trees and shrubs. Oil fired boiler (replaced in 2024) and concealed oil tank. Utility Garden area with wood stores and composting area. Large gate leading to side access lane (and access to main road). Hard standing with potential for trailer / caravan

OUT BUILDINGS

Large Garage/Workshop

18'10 x 12'1 (5.74m x 3.68m)
Double doors to the front. Windows to the side. Power and lighting. Eaves storage.

Stable/Store Room

12'1 x 11'0 (3.68m x 3.35m)
Window and stable door to the side. Power and lighting. Original hay feeder. Work bench and shelving. Wall mounted boiler supplying heating and hot water to the annexe.

Greenhouse

19'9 x 7'3 (6.02m x 2.21m)
Timber construction. Grape vine. Shelving and bench.

Large Metal Shed

12'5 x 9'3 (3.78m x 2.82m)
Located in utility garden area. Housing ride-on lawn mower (included tbc).

Ground Floor

Approx. 193.5 sq. metres (2083.1 sq. feet)
(excluding Summer House)



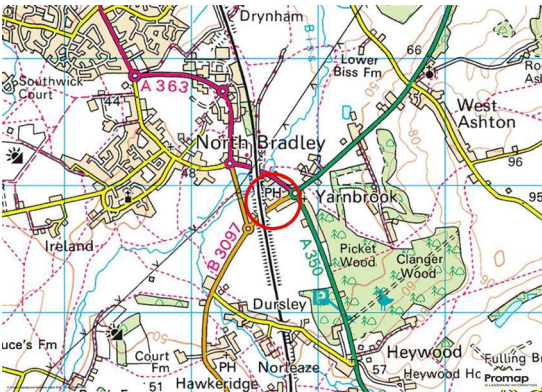
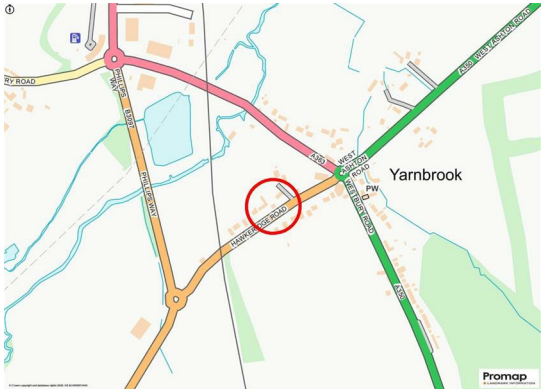
First Floor

Approx. 79.2 sq. metres (852.5 sq. feet)



Total area: approx. 272.7 sq. metres (2935.7 sq. feet)

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



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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.