



📍 1 Castley Road, Hilperton, Trowbridge, BA14 7RF

🔗 Guide Price £415,000

Situated in this popular Paxcroft address, this smart detached family home is well presented. The property offers four bedrooms along with two bathrooms along with a single garage and off street parking. It is ideally positioned within a short distance of two popular primary schools, a local supermarket, and a pub, as well as having scenic country walks nearby.

- Popular Address Within Paxcroft Mead
- Well Presented
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Beautifully Landscaped Gardens
- Single Garage
- Off Street Parking
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating C



A beautifully presented four-bedroom detached family home, situated on a sought-after road within the popular Paxcroft Mead development.

Designed for modern family living, the ground floor opens into a versatile garage conversion—currently used as an additional reception room but equally could be suited as a home office. Flowing through the inner hallway, you'll find an impressive bay-fronted sitting room centered around an attractive feature fireplace. This space flows effortlessly into the formal dining room, which connects both the kitchen and a lovely conservatory. Flooded with natural light, the conservatory offers a peaceful retreat overlooking the manicured grounds. The kitchen is fitted with a good range of wall and base units, ample worktop space, an integrated electric oven with gas hob, and space for a dishwasher and a fridge/freezer. An open archway connects the kitchen to a convenient breakfast room, while a separate utility room handles the practicalities of family life, offering direct garden access and a downstairs WC.

The first floor hosts four well-proportioned bedrooms. The principal suite enjoys a pleasant front aspect and benefits from its own private en-suite shower room. The remaining three bedrooms are well-served by a contemporary family bathroom with a white suite.

Externally, the property offers great kerb appeal with a neat lawn and hedgerow to the front, alongside driveway parking for two cars and access to the single garage. The rear garden is a true highlight—beautifully landscaped and meticulously maintained, it features vibrant, well-stocked flower beds, a patio area directly off the conservatory, and a charming timber arbor creating the perfect spot for alfresco dining and relaxation.

#### **Situation**

Paxcroft Mead is a popular, active and thriving community with a range of amenities including two small supermarkets one of which has a Post Office counter, two primary schools, a nursery, a chemist, a pub and a community hall. Also on offer are many open green spaces to enjoy walks or bike rides along with parks scattered throughout the country park. There are a comprehensive range of facilities in Trowbridge town centre including a leisure park with multi-screen cinema and restaurants and shopping facilities. Rail services are excellent from nearby Trowbridge and Westbury with the latter providing direct services into London Paddington and Waterloo.

#### **Property Information**

Council Tax Band; E

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating



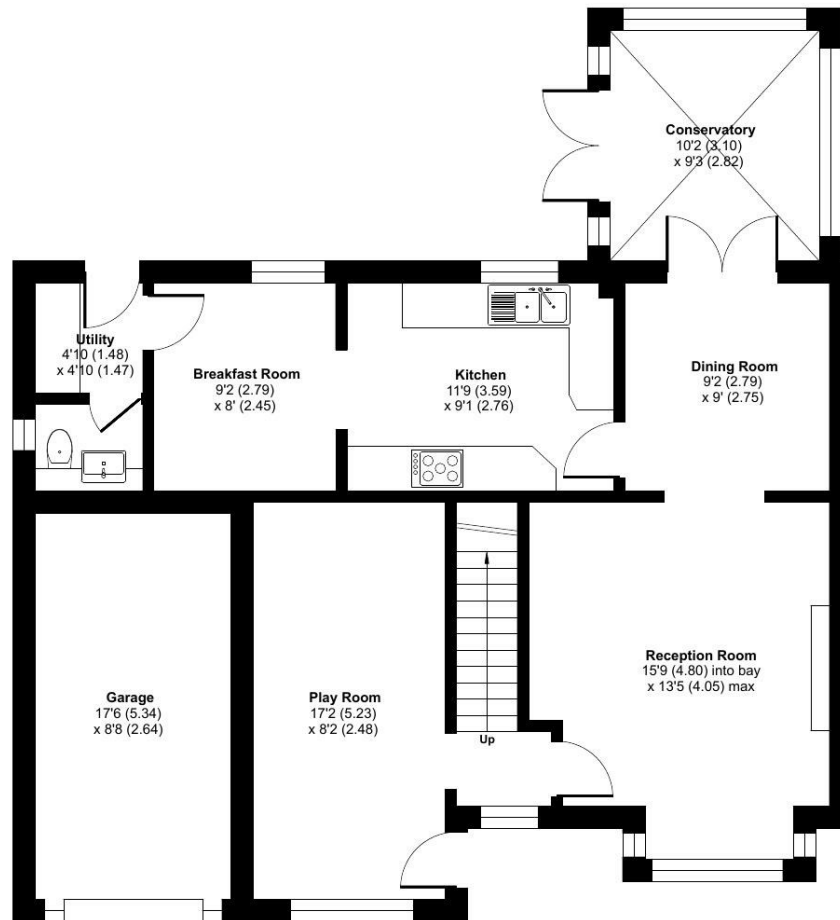
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Approximate Area = 1414 sq ft / 131.3 sq m

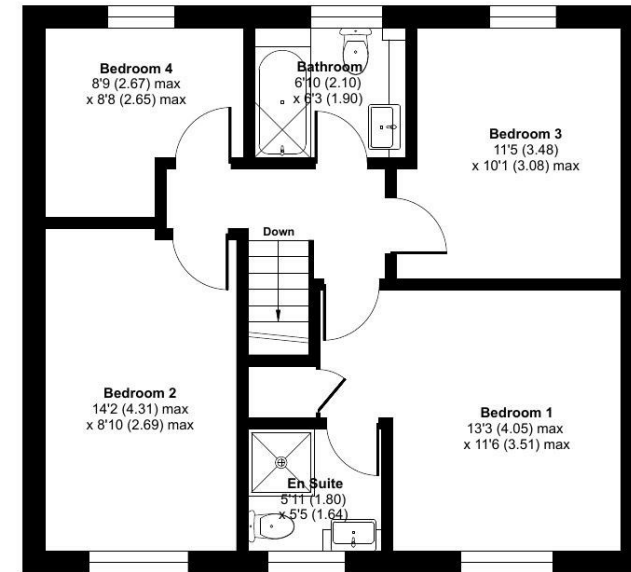
Garage = 147 sq ft / 13.6 sq m

Total = 1561 sq ft / 144.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Strakers. REF: 1477869

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