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

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

Guide Price £400,000

A stunning three bedroom, two bathroom, contemporary home built by Stonewood Homes to a very high standard within this highly desirable development within Holt. The property benefits from a charming rear garden and two allocated parking spaces.

- Stunning, Contemporary, Mid Terrace House
- Three Bedrooms
- Bathroom & En Suite Shower Room
- Beautifully Presented Kitchen/Dining Room
- Level, Well Enclosed Rear Garden
- Two Allocated Parking Spaces
- Beautifully Presented Throughout
- Underfloor Heating
- Highly Regarded, Village Location
- Built By Stonewood Homes In 2021

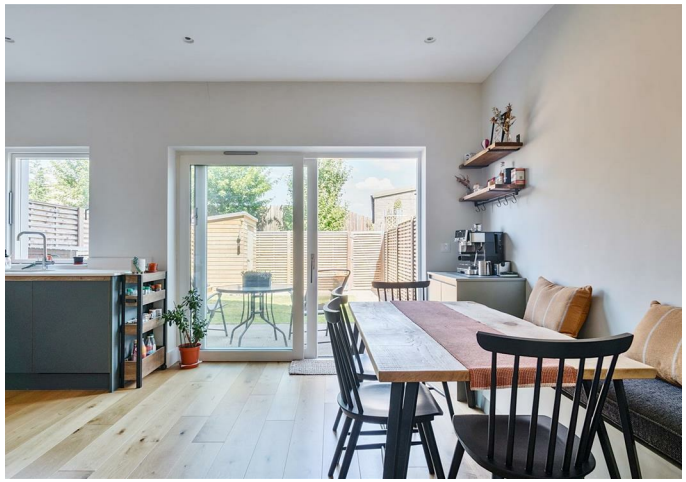
Freehold

EPC Rating B









A stunning, three bedroom, one reception room, two bathroom, modern home with rear garden and two allocated parking spaces, which is situated on this popular development within this highly regarded village, boasting fine amenities including Public Houses, a general store and two National Trust Properties.

The property offers well proportioned accommodation over two floors comprising; entrance hall with cloakroom off. The sitting room is positioned to the front of the property and is well appointed. To the rear is the stunning kitchen/dining room. Finished to the highest standard the kitchen boasts a range of floor and wall units and is sat below a polished granite worktop. Integrated appliances include, dishwasher, electric fan oven and electric hob with hood above and a fridge/freezer. The useful utility room leads from the kitchen with space for washing machine and tumble dryer as well as providing additional storage. To the first floor are three bedrooms and the family bathroom. The principle bedroom has a flank of fitted wardrobes and an en-suite shower room. The stylish and modern family bathroom services the two other bedrooms.

Externally there is a pretty rear garden offering a lovely space to relax and unwind. Flanking one side of the garden is a raised flower bed and the main body of the garden is laid to lawn with a shed to the end and a patio area directly off the kitchen.

Two allocated parking spaces situated in the car park at the end of the terrace.

**Situation**
The village of Holt has an excellent community atmosphere and is conveniently situated approximately 3 miles from Melksham, Trowbridge and Bradford on Avon. Village amenities include a general store, churches, public houses, primary school and recreational facilities. Situated within the village are two national trust properties, The Courts and Chalfield Manor. The further facilities of Bradford on Avon are within easy reach and include shops, public houses, public library, indoor swimming pool and railway station. The Georgian City of Bath is just c.12 miles distant which provides a thriving cosmopolitan retail centre with many fine restaurants and wine bars, The Theatre Royal, excellent sporting facilities and also a main line railway station providing direct access to Bristol and London Paddington.

**Property Information**
Council Tax Band: D

Freehold

Mains Services

Double Glazing & Underfloor Heating

EPC Rating; B

Please note there is a management fee of circa £400 per annum for the maintenance and landscaping of the communal areas.



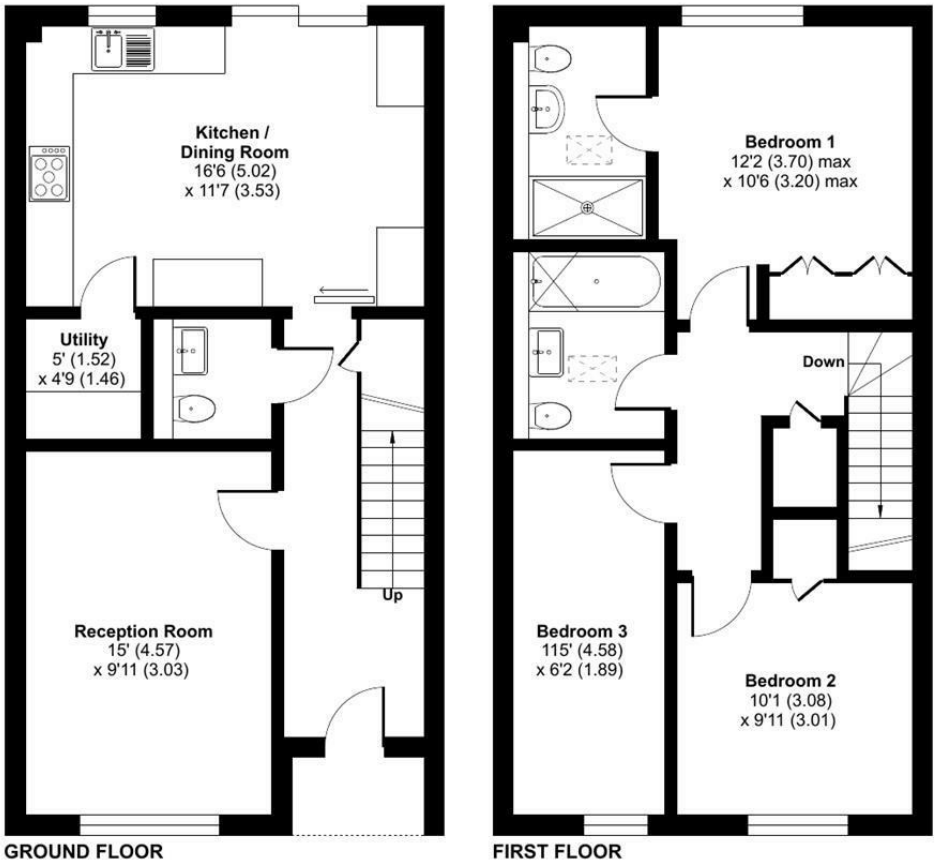




# The Tannery, Holt, Trowbridge, BA14

Approximate Area = 1052 sq ft / 97.7 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: 1299059

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