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

Guide Price £750,000

An impressive, contemporary, four bedroom, two bathroom, detached family house which occupies a larger than average and immensely private plot on a popular development in the heart of this sought after village, within walking distance of a primary school, public houses and amenities.

- Contemporary, Detached, Family House
- Four Good Sized Bedrooms
- Spacious Sitting Room & Kitchen/Dining Room
- Bi-Fold Doors Opening Onto The Garden
- Large Utilty Room
- Principle Bedroom With Dressing Area & En Suite
- Larger Than Average Plot
- Private, Well Enclosed Gardens With Detached Studio/Office/Gym
- Driveway Parking For Five Cars
- Popular Village Location

Freehold

EPC Rating B

The perfect family home? An impressive, contemporary, detached family house which occupies a larger than average and immensely private plot, with good sized, private gardens and driveway parking for five cars. The property is tucked away in the corner of a popular development, close to countryside in the heart of this sought after village, within walking distance of a primary school, public houses and amenities.

The property offers spacious accommodation over two floors comprising; entrance hall with cloakroom off, good sized reception room spanning the width of the house with an excellent range of built in storage, stunning kitchen/dining room with contemporary units, granite worktops, integrated appliances and bi-fold doors opening onto the garden, large utility room, lovely, light landing with Velux window and large, floor to ceiling window, fabulous, principle bedroom with dressing area, built in wardrobes and en suite shower room, three further good sized bedrooms with high ceilings and a contemporary bathroom.

Externally; there is a private, well enclosed, predominately lawned garden which stretches across the back and side of the property. Directly to the rear of the property there is a paved patio seating area which marries up beautifully with the kitchen/dining room when the bi-fold doors are open. Tucked away in the corner of the garden, there is a superb, detached garden office/studio/gym.

To the side of the house, there is a driveway which is large enough to accommodate five cars.

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: F

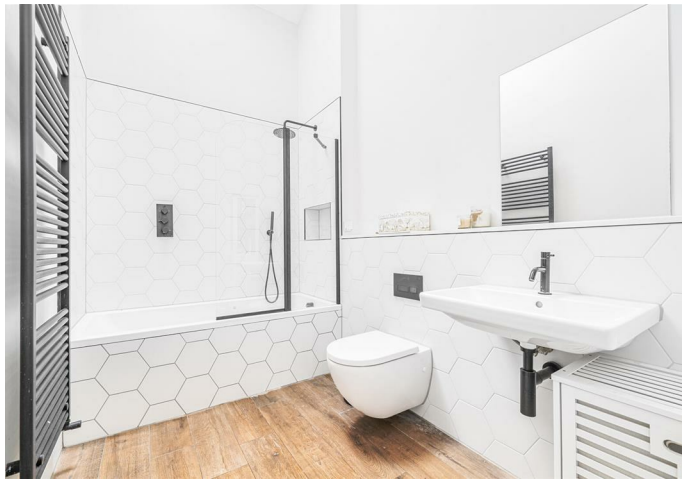
Freehold

Mains Services

Double Glazing

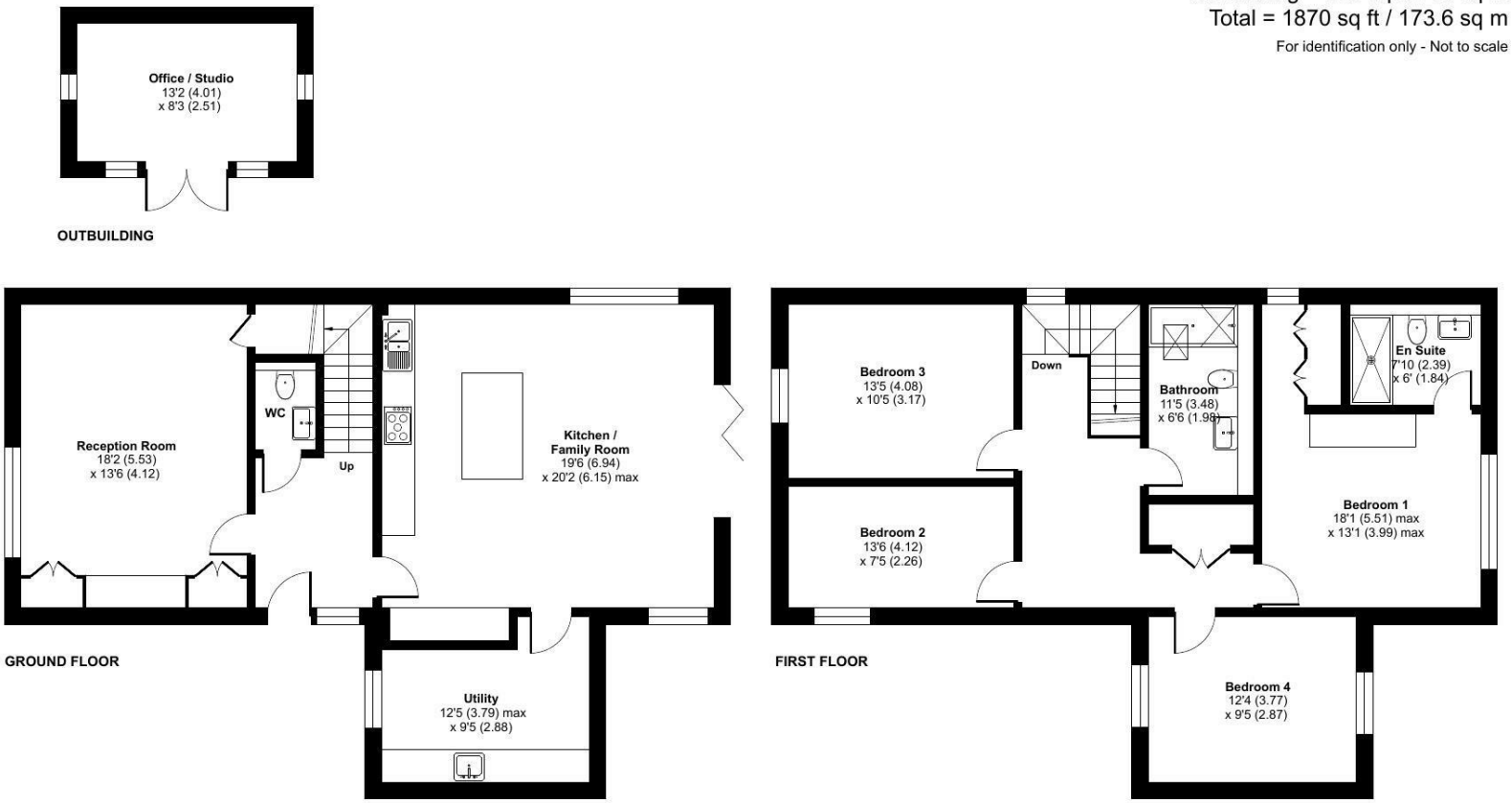
EPC Rating; B

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 = 1762 sq ft / 163.6 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 1870 sq ft / 173.6 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 2026. Produced for Strakers. REF: 1510400

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