



📍 33 Kendall Lane, St Georges Mead, Semington, Trowbridge, Wiltshire, BA14 6GY

🏠 £420,000

St George's Mead brings the latest collection of award winning new homes to the delightful Wiltshire village of Semington. This three bedroom, detached house is one of only eighteen stunning properties which enjoy a peaceful, semi rural position.

- ZERO CARBON 'A' rated energy efficient homes designed with LOWER RUNNING COSTS
- Viewings available daily 11:00am to 5:00pm (by appointment only)
- FREE FLOWING ground floor accommodation with Wide aspect FRENCH DOORS opening onto garden
- Located on an award winning development
- Packed with renewable technologies such as solar PV and air source heat pump
- UNDERFLOOR HEATING to ground floor
- Principal bedroom suite benefits from FITTED WARDROBES and ENSUITE
- EV charging point as standard

🚲 5% DEPOSIT PAID plus FLOORING INCLUDED
Freehold

🏠 EPC Rating A



5% DEPOSIT PAID plus FLOORING INCLUDED

A zero carbon, contemporary, detached house which offers free flowing ground floor accommodation which maximises light and flexibility. The property is being built to a high quality specification and benefits from many 'climate considerate' features including solar PV and an air source heat pump.

St George's Mead brings the latest collection of award winning new homes to the delightful Wiltshire village of Semington. This small, select development consists of only 18 stunning properties which enjoy a peaceful, semi rural position.

The property offers accommodation comprising, entrance hall with cloakroom off, superb, open plan kitchen/dining room with contemporary units and French doors opening onto the garden, good sized sitting room, principle bedroom with en suite shower room and built in wardrobes, two further bedrooms and a bathroom.

Externally there are gardens to the front and rear, single garage with EV charging point and driveway parking in front for two cars.

**Internal photos are of a similar property on a different development*

Situation

St Georges Mead occupies a lovely position just off the High Street of the popular village of Semington. The village itself has an excellent primary school, church and village hall with bar and skittle alley. The property has fantastic access to open countryside walks as well as strolls along the famous Kennet and Avon Canal. The nearby county town of Trowbridge is only four miles away and offers three secondary schools, shopping centres, two leisure centres, a train station, whilst the world heritage city of Bath is only 15 miles away and offers more comprehensive facilities. There are excellent private schools including King Edwards, Prior Park and Monkton Combe in Bath, and the well respected Daunstey's School in West Lavington. The mainline train stations of Westbury (7 miles) and Chippenham (10 miles) offer links to London Paddington. A useful website for Semington is: <http://www.semington-village.co.uk/semington-village-hall>.

Property Information

Council tax band; TBC

Tenure; Freehold

Services: Mains drainage, water and electricity

Underfloor heating on the ground floor and central heating on the first floor via an air source heat pump

UPVC double glazing

EPC Rating; A (predicted)

Zero carbon, energy efficient home, designed with lower running costs





GROUND FLOOR

FLOORPLAN KEY

A/C Airing cupboard	W Wardrobe
C Cupboard	WM Washing machine space
CYL Cylinder cupboard	WO Optional wardrobe
DW Integrated dishwasher	– see Sales Consultant
FF Integrated fridge freezer	Eco Bin
O Dual eye level ovens and combination microwave	--- Denotes reduced ceiling level
TD Tumble dryer space	* Dimensions extend into wardrobe

Please note the floorplans shown may be in the opposite hand to this plot. As our designs maximise light and space, there may also be differences in certain window locations and positions. Our Sales Consultant(s) will be delighted to confirm plot specific plans and layouts with you.

FIRST FLOOR

FLOORPLAN KEY

A/C Airing cupboard	W Wardrobe
C Cupboard	WM Washing machine space
CYL Cylinder cupboard	WO Optional wardrobe
DW Integrated dishwasher	– see Sales Consultant
FF Integrated fridge freezer	Eco Bin
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