



## 309 Marsh Road

Hilperton Marsh Trowbridge BA14 7PL

A fantastic opportunity to purchase a former farm house occupying a gated plot of approximately 0.4 of an acre and located within the well regarded Hilperton Marsh close to historic K&A canal, open countryside, two very popular cafes, artisan coffee shop, public house and primary school. This spacious family home has undergone a program of updating within the last five years and boasts large open plan kitchen/dining/family room, office/study, family room, large living room, large conservatory, refitted utility/boot room, four DOUBLE bedrooms with built-in bedroom furniture, family bathroom and refitted shower room. The property boasts fantastic development potential to convert the former workshop/stables into additional annexe accommodation, subject planning permission. Additional features include large, well tended wrap around gardens, detached double garage, car port and driveway providing plenty of parking. Early viewing is highly recommended as properties boasting so much potential within such a well regarded location rarely are offered for sale.

**Guide Price £575,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor with storage recess under. Satin finish, restored herringbone wood flooring and coving. Contemporary oak doors off.

### Family Room

11'2" x 10'6" (3.40 x 3.20)  
UPVC double glazed window to the front. Radiator. Fireplace recess with tiled hearth. Satin finish, restored herringbone wood flooring and picture rail.

### Office/Study

11'6" x 10'6" (3.50 x 3.20)  
UPVC double glazed window to the front. Radiator. Satin finish, restored herringbone wood flooring and picture rail.

### Dining/Family Area

12'2" x 10'6" (3.70 x 3.20)  
Feature fireplace with slate hearth and wood burning stove inset. Contemporary oak door to large storage cupboard housing modern Worcester boiler, consumer units, electric meter and shelving. Contemporary part glazed oak door to the utility/boot room. Contemporary sliding oak door to the living room. Quickstep wood flooring. Space for table and sofa. Open plan to the:

### Refitted Kitchen Area

16'5" x 11'2" (5.0 x 3.40)  
Dual aspect with UPVC double glazed windows to the rear and side. Contemporary anthracite radiator. Extensive range of shaker style wall, base, drawer and larder units with tiled splash-backs satin finish Miro-stone work tops. Inset Belfast sink with swan neck mixer tap. Island unit with Bosch four-ring induction hob with incorporated extractor. Built-in high level Neff electric double oven. Integrated Bosch dishwasher. Sliding double bin drawer. Space for full size fridge/freezer. Quickstep wood flooring and inset LED ceiling spotlights.

### Living Room

22'12" x 11'2" (7.0 x 3.40)  
Dual aspect with UPVC double glazed window and door to the rear, and UPVC double glazed window and patio doors to the side. Two radiators. Wall lights and coving. Television and cable points.



### Conservatory

18'4" x 9'2" (5.60 x 2.80)

UPVC double glazed and brick construction with polycarbonate roof and French doors to the rear. Two radiators. Wood effect flooring and wall light.

### Refitted Utility/Boot Room

10'6" x 6'11" (3.20 x 2.10)

Dual aspect with UPVC double glazed windows to the front and side. Contemporary anthracite radiator. Navy shaker style base and larder units with Miro-stone work top. Inset Belfast sink with pull-down spray mixer tap. Plumbing for washing machine. Quickstep wood flooring and inset ceiling spotlights. Access to loft storage. Obscure double glazed composite door to the side. Contemporary oak door to the:

### Refitted Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with rain-fall shower over, additional shower attachment, digital thermostat and sliding doors enclosing, circular wash hand basin with mixer tap and cupboard under; and w/c with dual push flush. Tiled flooring and inset ceiling spotlights.

### FIRST FLOOR

#### Galleried Landing

UPVC double glazed window to the front. Radiator. Access to boarded loft space with ladder and light. Balustrade. Coving. Panelled doors off and into:

#### Inner Landing

5'11" x 5'3" (1.80 x 1.60)

UPVC double glazed window to the side. Hanging space. Panelled door to the:

#### Bedroom One

14'7" x 11'11" (4.45 x 3.63)

UPVC double glazed window to the rear. Radiator. Extensive range of built-in bedroom furniture including, wardrobes, high level cupboards, bedside tables, drawers and dressing table.

#### Bedroom Two

11'6" x 9'2" (3.50 x 2.80)

Dual aspect with UPVC double glazed windows to the front and rear. Radiator. Range of built-in bedroom furniture including wardrobes and high level cupboards.

#### Bedroom Three

10'10" x 8'10" (3.30 x 2.70)

UPVC double glazed window to the side. Radiator. Range of built-in bedroom furniture including, wardrobes, high level cupboards and bedside drawers.

### Bedroom Four

11'6" x 7'3" (3.50 x 2.20)

UPVC double glazed window to the front. Radiator. Range of built-in bedroom furniture including, wardrobes, high level cupboards and drawers.

### Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with tiled surrounds comprising panelled bath, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring, coving and inset ceiling spotlights. Doors to airing cupboard housing upgraded hot water tank and shelving. Shaving point.

### EXTERNALLY

#### To The Front

Five-bar gate opening onto concrete and gravel driveway providing off road parking for several vehicles. Stepping stone pathway to the front door with storm porch over and entrance light. Large area laid to lawn with a variety of mature plants trees and shrubs, additional area laid to lawn with mature tree. Raised stone planter. Gated side pedestrian access to both sides. All enclosed by fencing, walling and hedgerow.

#### To The Rear & Side

Enclosed, south-west facing rear garden comprising paved patio area to the immediate rear, area laid to lawn, decked area with raised brick planter, borders with a vegetable beds and variety of plants and shrubs. Gravel area with greenhouse. Courtyard garden area to the side comprising large patio area with gravel areas and a variety of plants and shrubs. Garden shed. Outside tap. Gas meter. All enclosed by fencing and walling.

#### Double Garage

15'9" x 14'1" (4.80 x 4.30)

Electric Hormann roller door to the front. Power points. Inset LED spotlights. Consumer unit. UPVC double glazed window to the rear. Obscured glazed window and door to the side.

#### Car Port

14'9" x 11'6" (4.50 x 3.50)

Double power point.

#### Workshop 1

26'11" x 13'9" (8.20 x 4.20)

Two windows and door to the side. Power and lighting. Base mounted units, dresser and shelving. Fuse box. Door to:

#### Workshop 2

22'8" x 13'9" (6.90 x 4.20)

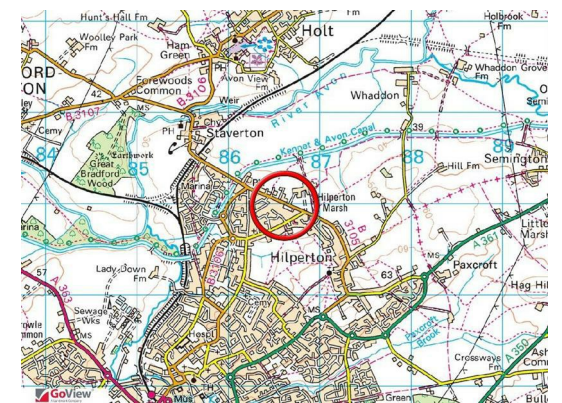
Window to the side. Power and lighting. Storage unit. Door to large log store/cupboard.



Tenure **Freehold**  
 Council Tax Band **E**  
 EPC Rating **D**



Total area: approx. 258.6 sq. metres (2783.7 sq. feet)



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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.