



## 221 Church Street

Hilperton Trowbridge BA14 7RG

A stunning, stone-faced, four-bedroom Georgian home with abundant period features, situated in the sought-after village of Hilperton near St. Michael's Church, the Lion & Fiddle Pub, a primary school, village hall, and recreation ground. This beautifully presented and extended family home offers deceptively spacious accommodation, including high ceilings, solid wood and flagstone floors, decorative paneling, feature fireplaces, sash windows with shutters, a Rayburn stove, an entrance hall, two well-proportioned reception rooms, a stunning orangery/breakfast room with bi-fold doors opening to the garden, a modern shaker-style Heritage kitchen with solid wood doors and stone-effect composite work surfaces, a cloakroom, family bathroom, and a large attic room/studio. Outside, the property features a walled courtyard adjoining the orangery, steps leading to a cottage-style garden with a large lawn area, a garden shed, and well-stocked shrub borders. To the side is a block-paved tandem driveway accommodating two vehicles. Viewing is highly recommended, as similar period properties in this village have proven extremely popular.

**Guide Price £525,000 Freehold**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Part glazed door to the front. Tiled mat-well. Victorian style radiator. Oak wood flooring and picture rail. Stairs to the first floor with storage cupboard under. High level cupboard housing fuse box and electric meter. Doorway to the dining room. Panelled door to the:

### Living Room

14'2" x 12'10" (4.32 x 3.92)

Sash window to the front with fitted shutters. Radiator. Feature fireplace with stone hearth and wood burner inset. Television point. Dado rail, wall lights, picture rail, coving and ceiling rose.

### Dining Room

17'3" x 10'4" (5.28 x 3.16)

Sash window to the side with fitted shutters. Radiator. Fireplace with Rayburn. Built-in cupboards with shelving. Flagstone flooring, feature wood panelling and inset ceiling spotlights. Oak framed window apertures and opening to the:

## Kitchen

18'2" x 7'0" (5.55 x 2.15)

Double glazed window to the side. Comprehensive range of shaker style units with metro tiled splash-backs and stone composite square edge work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Brushed steel 6 burner Range Master cooker with stainless steel extractor hood over. Integrated dishwasher, washing machine, fridge and freezer. Pine wood flooring and inset ceiling spotlights. Window and glazed door to the:

## Orangery

21'11" x 8'4" (6.69 x 2.55)

Two double glazed windows to the side. Large double glazed lantern roof window. Double glazed bi-fold doors to the rear. Anthracite vertical radiator. Large island unit with granite work surface and integrated drinks fridge. Stone tiled flooring and inset ceiling spotlights. Cupboard housing combi boiler. Door to the:

## Cloakroom

Two piece white suite with herring bone tiled splash-backs comprising wash hand basin and w/c with dual flush. Tiled flooring and inset ceiling spotlights. High level cupboard housing fuse box.

## FIRST FLOOR

### Front Landing

Sash window to the front with fitted shutters, bespoke window seat with drawers and cupboards under. Picture rail and inset ceiling spotlights. Stairs to the attic room/studio. Doors off and into:

### Bedroom One

13'10" x 12'11" (4.22 x 3.95)

Sash window to the front with fitted shutters. Radiator. Feature fireplace. Wood flooring and wall lights. Television point. Door to the:

### En Suite Cloakroom

Wash hand basin with tiled splash-backs and w/c with dual flush. Painted wood flooring and shelving. Feature leaded transom window over door.

### Bedroom Two

12'3" x 8'11" (3.74 x 2.74)

Sash window to the front with fitted shutters. Radiator. Feature fireplace. Two built-in wardrobes. Picture rail.

### Rear Landing

Circular roof window. Picture rail and inset ceiling spotlights. Doors off and into: storage cupboard with light, shelving and extractor fan.



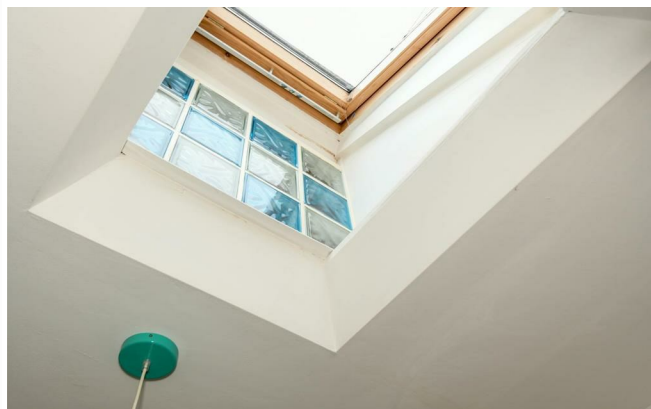
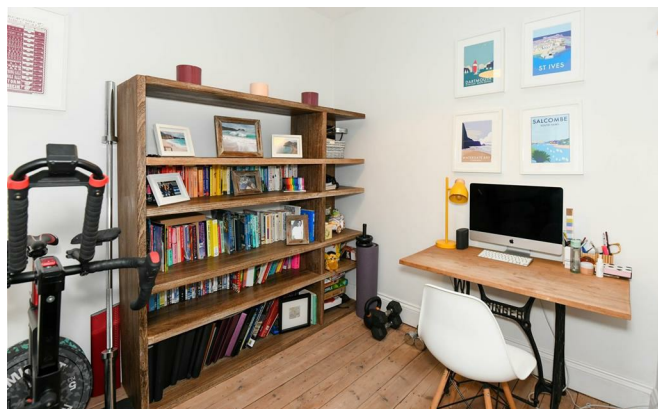




### Bedroom Three

13'10" x 6'8" (4.24 x 2.05)

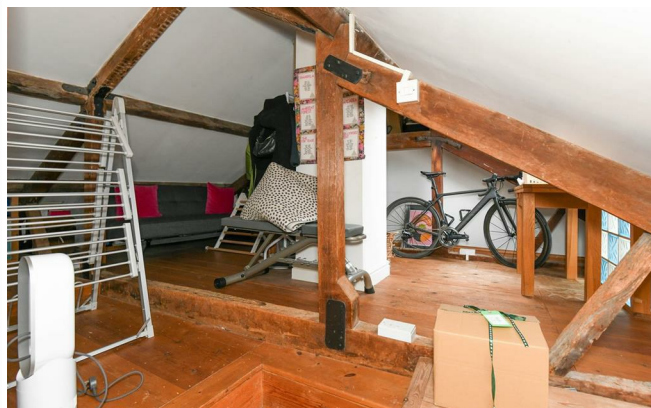
Sash window to the side with fitted shutters. Feature fireplace. Built-in cupboard with hanging rail and shelving. Painted wood flooring. Feature leaded transom window over door.



### Bedroom Four

9'4" x 8'4" (2.85 x 2.56)

Velux roof window to the rear. Radiator. Wood flooring. Internal feature window onto landing. Feature leaded transom window over door. Television and telephone points.



### Family Bathroom

Double glazed window to the side. Victorian style radiator. Three piece white suite with part tiled surrounds comprising panelled bath with Mira rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c. Built-in cupboard/dresser with stained glass doors enclosing. Painted wooden flooring, exposed stone walls and inset ceiling spotlights. Access to loft space. Feature leaded transom window over door. Extractor fan.

## SECOND FLOOR

### Attic Room/Studio

24'7" x 19'7" (7.50 x 5.97)

Restricted head height - 6ft max.

Featured coloured glass block windows to the front and rear. Two Velux windows to the rear. Wood flooring, vaulted ceiling with exposed beams. Balustrade. Power and lighting.

### EXTERNALLY

#### Gardens

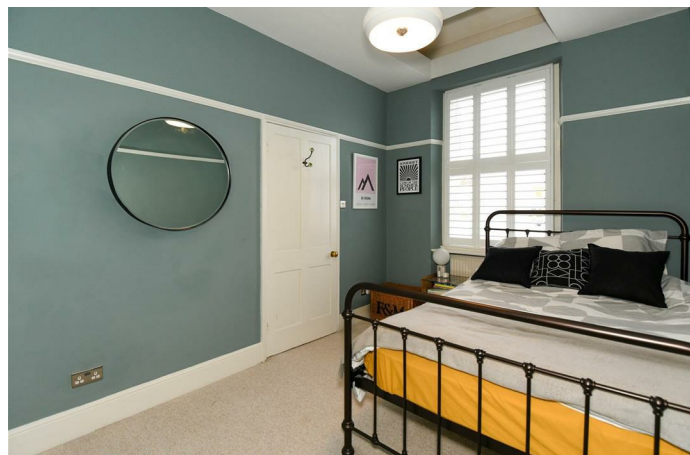
Enclosed courtyard to the immediate rear laid to paved patterned patio with private aspect, walling enclosing and pedestrian side gate leading to the driveway. Steps with glass balustrade leading up to good sized cottage style gardens with paved patio area, large area laid to lawn and a variety of plants, tree and shrubs. Garden shed. Enclosed by hedgerow, fencing and dry-stone walling.

#### Parking

Block paved tandem driveway for two vehicles.

#### AGENTS NOTE:

The property has a Flying Freehold.







### Ground Floor

Approx. 80.3 sq. metres (864.5 sq. feet)



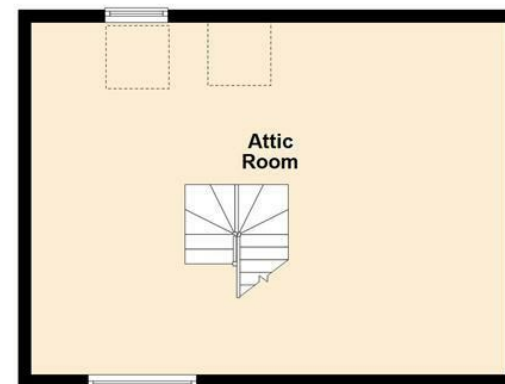
### First Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



### Second Floor

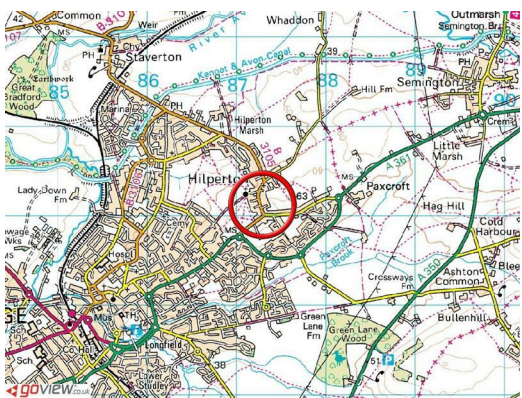
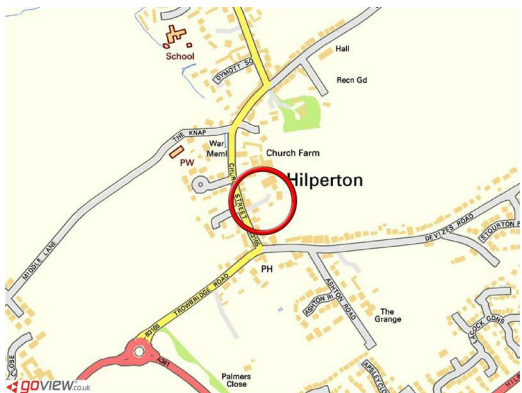
Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 195.1 sq. metres (2100.0 sq. feet)



Local Authority **Wiltshire Council**  
Council Tax Band **C**  
EPC Rating **E**



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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.