



## 16 Church Farm Close Hilperton Trowbridge BA14 7XL

A fantastic opportunity to purchase an executive style, former Ashford home, situated in a small, exclusive development within the highly regarded village of Hilperton bordering open countryside. This contemporary property constructed in a 'Barn style' is finished to a very high specification and boasts a programme of upgrades, fitted at the time of build. Standout features include the large glass fascia over both floors, large living and dining rooms over-looking gardens, well-appointed kitchen/breakfast room with feature island, main bedroom with vaulted ceiling, high specification bathrooms, and built in wardrobes to all four double bedrooms. Additional features include underfloor heating system which can be controlled remotely, premium double glazed windows, large wrap around gardens, car port and parking for several vehicles. The property is also being sold with the added benefit of no onward chain.

**Offers Over £895,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Aluminium, floor to ceiling, double glazed windows and door to front with motorised blinds. Large matwell. Ceramic tiled floor with under-floor heating. Contemporary oak doors off to cloakroom, office and living room. Further contemporary oak door into under-stairs storage cupboard with enclosed valves for under-floor heating, media points and Cat 5 switch and LED spotlight. Oak door into cloak cupboard with shelving and fuse box. Thermostat controls for central heating. Alarm keypad.

### Office

13'8" x 6'5" (4.16 x 1.95)  
Double glazed window to the front with fitted shutters. Ceramic tiled floor with under-floor heating. Bespoke dresser unit with shelving and cupboards under. Two wall light points. Thermostat controls for central heating.

### Living Room

18'10" x 13'11" (5.74 x 4.25)  
Double glazed windows and sliding doors opening onto patio. Double glazed window to the rear with fitted shutters. Inset LED spotlights to ceiling. Feature panelling to wall. Ceramic tiled floor with underfloor heating. Wall mounted thermostat. Opening into:

### Dining Hall

14'3" x 13'9" (4.34 x 4.19)  
Double glazed sliding patio doors and windows to rear. Inset LED spotlights to ceiling. Ceramic tiled floor with under-floor heating. Shaker style wall and base units with quartz worktops and up-stand, and extended tiling. Integrated Neff wine fridge. Opening into:

### Kitchen/Breakfast Room

15'8" x 13'11" (4.78 x 4.24)  
Double glazed window to side. Inset LED spotlights to ceiling. Shaker style pantry unit with recess for double fridge freezer, pull out larder units either side and shelving above. Shaker style Island unit with cupboards and drawers beneath quartz work tops; with breakfast bar and seating for three people. Shaker style wall and base units with quartz worktops, upstand and extended tiling. Inset single sink unit, mixer tap and integrated drainer into worktop. Integrated Neff dishwasher. Integrated full size freezer. Stainless steel Range Master cooker with induction hob, twin ovens, grill and warming drawer. Integrated Caple microwave. Integrated refuse unit. Contemporary oak pocket sliding door leading into:



### Utility/Boot Room

6'4" x 6'3" (1.92 x 1.90)

Double glazed window to the front with fitted shutters. Inset LED spotlights to ceiling. Ceramic tiled floor with under-floor heating. Thermostat unit. Double glazed door to side opening onto driveway. Extractor fan. Plumbing for washing machine and space for dryer. Cable stainless steel Belfast steel sink with mixer tap over. Wall mounted thermostat.

### Cloakroom

Obscured double glazed window to front with fitted shutters. LED spotlights and extractor fan to ceiling. Wall hung sink with cupboard under and mixer tap; dual flush WC with Grohe integrated cistern. Vanity mirror. Ceramic tiling to floor with underfloor heating. (Control unit mounted in entrance hall).

## FIRST FLOOR

### Galleried Landing

Floor to ceiling aluminium double glazed feature windows with motorised blinds. Thermostat for under-floor central heating and additional thermostat for underfloor heating to family bathroom. Feature panelling to wall. LED inset spotlights to ceiling. Access to partly boarded loft space with pull down bi-fold wooden ladder. Contemporary Oak doors off to bedrooms, family bathroom and into large airing cupboard with pressurised hot water cylinder, linen shelving and valves for under-floor central heating system.

### Main Bedroom

14'4" x 13'9" (4.37 x 4.20)

Dual aspect with double glazed windows to either side with built-in shutters. Vaulted Ceiling. Thermostat control unit for under-floor heating and additional thermostat for en-suite. Built-in chest of drawers and built-in double wardrobes with additional corner wardrobe unit. Wall lights either side of super king bed recess. TV point. High-level power point for television. Contemporary oak door into:

### En-suite Shower Room

Extractor fan and Inset LED spotlights to ceiling. Contemporary ceramic pattern tiled floor. Extended tiling to walls. Shelving finished in granite. Chrome shaver point vanity mirror. Contemporary towel radiator finished in satin black. White four piece Villeroy and Boch bathroom suite comprising wall hung wash basin with Hansgrohe mixer tap finished in satin black and draw beneath, dual flush WC with Grohe integrated cistern, double tiled shower enclosure with glass screen, Hansgrohe mains mixer shower with Monsoon shower head and hand held shower attachment finished in satin black. Cosmetic shelving recess finished in granite.

### Bedroom Two

18'10" x 11'11" max (5.75 x 3.62 max)

Double glazed doors opening onto glass contemporary Juliet balcony. Twin Built-in double wardrobes and single wardrobes. Central heating control unit for under-floor heating. Television point.

### Bedroom Three

14'2" x 11'3" max (4.32 x 3.44 max)

Double glazed window to side. Twin built-in double wardrobes. Thermostat control unit for under-floor heating.

### Bedroom Four

10'9" x 8'7" (3.28 x 2.61)

Double glazed window to front with fitted shutters. Central heating control panel. Wood effect floor. Built-in desk unit with shelving, drawers, cupboard and wardrobe.

### Family Bathroom

Obscured double glazed window to front with fitted shutters. Contemporary pattern ceramic tiled floor. Contemporary towel radiator finished in satin black. Extended tiling to walls with granite window sill and shelving. Inset LED spotlights to ceiling. Extractor fan. White four piece Villeroy and Boch bathroom suite comprising wall hung wash basin with double drawer unit beneath and Hansgrohe mixer tap finished in satin black, dual flush WC with Grohe integrated cistern, bath with tiled panel, Hansgrohe mixer tap & handheld shower finished in satin black and large walk-in double shower enclosure with Hansgrohe mains mixer shower with Monsoon shower head and hand held shower attachment finished in satin black. Shelving for toiletries. Shaver point. Vanity mirror with light above.

## EXTERNALLY

### To The Front & Driveway

Paved pathway to front door with pathway leading to gated access into garden. Area laid to lawn either side of pathway with Lavender borders. Outside contemporary lighting. Block paved driveway to side providing off road parking for several vehicles. Additional contemporary lighting. Electric meter. Gated access into garden.

### Bike Store

8'2" x 6'7" (2.5 x 2.0)

Timber framed construction. Door to the front.

### Garden Room/Gym

12'1" x 8'9" (3.68 x 2.66)

Timber framed and insulated construction with aluminium roof. UPVC double glazed bi-fold doors to the front. UPVC double glazed windows to the sides. Electric heater. Wood effect flooring and inset LED spots to ceiling. High-level TV power point. BT point for Wi-Fi connection.

### Gardens

Good sized, wrapped around garden with highly private aspect and views over open countryside comprising large patio areas off dining hall and living room, raised seating area beneath wall, two areas laid to lawn over two levels with well stocked beds enclosing. Enclosed timber framed BBQ area/outside bar. Tap. Contemporary lighting. Air Source Heat Pump. Timber framed garden shed with two windows and double doors enclosing. All enclosed by post and rail fencing and 12ft reconstituted wall.

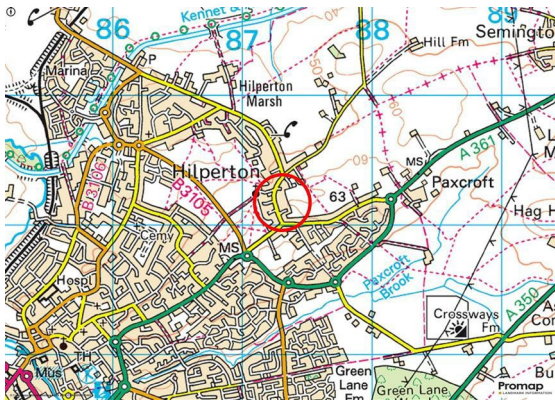
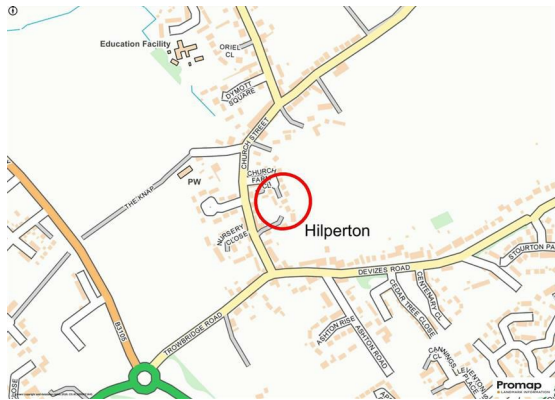
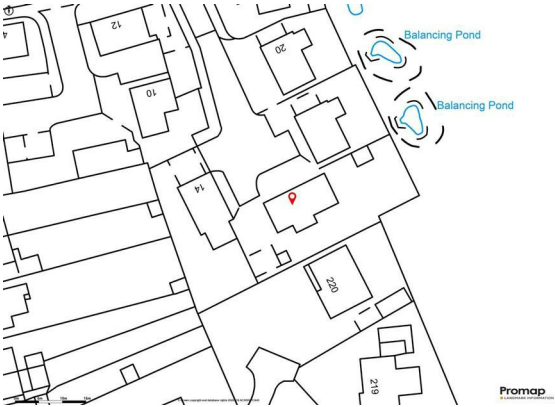
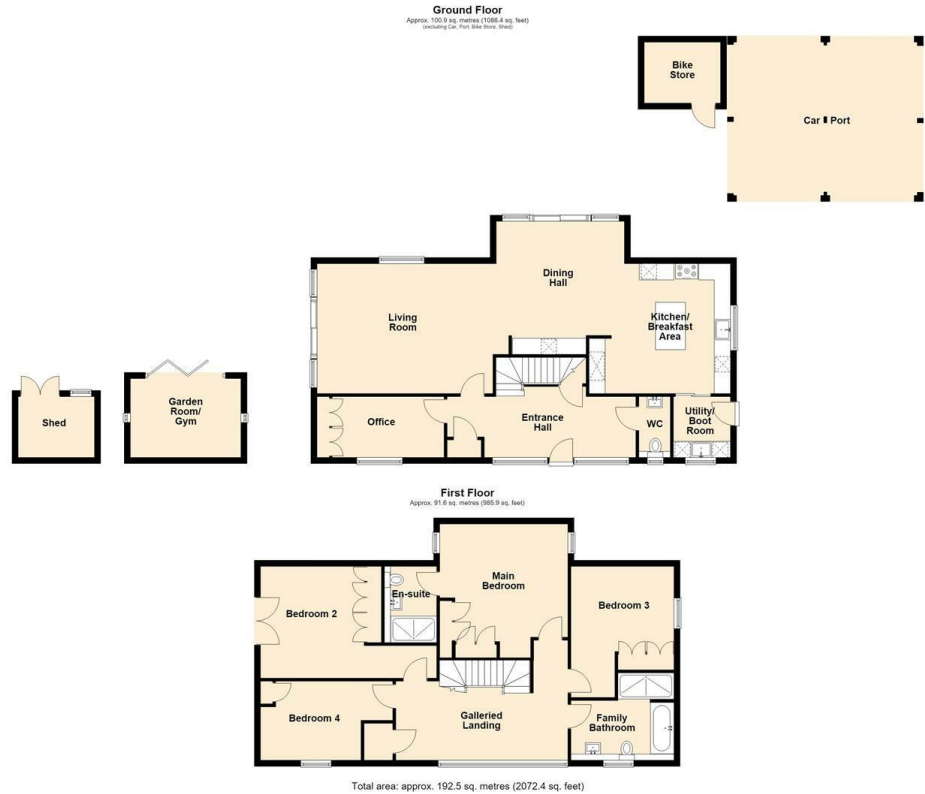
### Double Car Port

19'8" x 16'5" (6.0 x 5.0)

Live roof. EV car charging point. Block paved base. Covered parking for two vehicles.



Tenure **Freehold**  
Council Tax Band **F**  
EPC Rating **B**



  
**KINGSTONS**  
**Trowbridge Office**

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.