



Wrights
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Godolphin House, Bratton Road, West Ashton, Trowbridge

Offers in excess of
£885,000

Godolphin House is an exceptionally spacious and beautifully presented five double bedroom detached property, situated within the desirable village of West Ashton. Features includes an imposing entrance hall with beautiful central staircase, three further spacious reception rooms, a stunning kitchen/breakfast room with integrated white goods and speaker system, three well appointed bathrooms, under floor heating throughout the property, a well maintained and extremely generous rear garden with detached studio, a large gated driveway and detached triple garage.

A viewing is highly recommended in order to fully appreciate this stunning property!

Situation

The property is situated in the desirable village of West Ashton, offering stunning views to the rear across the open countryside. The property is also very well positioned for access to schools to include the lovely village primary school of West Ashton. The market town of Trowbridge is just two miles away, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (4 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Exceptional five bedroom detached property
Four spacious reception rooms
Downstairs cloakroom
Stunning Kitchen/breakfast room
Utility room

Three well-appointed bathrooms (two en-suites)

Underfloor heating throughout the property

Approximately ½ an acre rear garden with detached studio

Large gated driveway

Detached triple garage



The property comprises

Ground floor

Entrance Hall *20' 6" x 19' 9" (6.25m x 6.02m) max*

This stunning reception room offers a ceramic tiled floor, an imposing central staircase, a large storage cupboard, decorative coving, PVCu front door and PVCu double glazed windows to both sides.

Dining Room *15' 7" x 13' 1" (4.74m x 4.00m)*

With wood effect tiled floor, decorating coving and PVCu double glazed window to the front. Double doors opening to...

Kitchen/Breakfast Room *20' 9" x 14' 8" (6.33m x 4.48m)*

With a wood effect tiled floor, a range of bespoke "Mark Wilkinson" eye level and base units with under counter lighting, granite work tops with tiled splash backs, island unit with integrated wine rack, range cooker with six burner gas hob and extractor hood over, integrated dishwasher, fridge/freezer, and combination microwave oven, inset ceiling spotlights and PVCu double glazed window to the rear.

Utility room *12' 9" x 5' 9" (3.88m x 1.76m)*

With wood effect tiled floor, a range of eye level and base units, granite work tops with tiled splash backs, inset Belfast sink unit, space for washing machine and tumble dryer, loft hatch, inset ceiling spotlights, PVCu double glazed window to the rear and PVCu door to the side.

Lounge *27' 0" x 17' 9" (8.23m x 5.40m)*

This exceptionally spacious living room offers a gas effect fire with marble surround, decorative coving, PVCu double glazed window to the side and PVCu french doors opening onto the rear garden.

Study *10' 8" x 9' 4" (3.25m x 2.84m)*

With decorative coving and PVCu double glazed window to the front.

Cloakroom

With ceramic tiled floor, suite comprising W.C and hand basin with storage cupboard under, tiled splash backs, water softener unit, inset ceiling spot lights and obscured PVCu double glazed window to the side.

First Floor

Landing

With decorative coving, airing cupboard housing hot water cylinder and loft hatch (the loft is part boarded with a pull down ladder and light).

Master bedroom *22' 11" x 17' 8" (6.98m x 5.39m) max*

With two built in wardrobes, coved ceiling and PVCu double glazed window to the rear.

En-suite 12' 3" x 8' 6" (3.74m x 2.58m) max

With tiled floor, suite comprises jacuzzi bath, large shower enclosure with thermostatic mains fed shower with rain showerhead, twin hand basins with vanity drawers under and W.C, two LED illuminated mirrors, tiled splash backs, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 2 15' 8" x 12' 9" (4.77m x 3.89m)

With two built in wardrobes, coved ceiling and PVCu double glazed window to the front.

En-suite 2 7' 5" x 9' 3" (2.25m x 2.82m) max

With suite comprising double shower enclosure with thermostatic mains fed shower, W.C and hand basin with storage cupboard under, tiled splash backs, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 3 14' 11" x 13' 3" (4.54m x 4.03m)

With built in wardrobe, coved ceiling and PVCu double glazed window to the front.

Bedroom 4 11' 5" x 10' 8" (3.48m x 3.26m)

With built in wardrobe, coved ceiling and PVCu double glazed window to the rear.

Bedroom 5 11' 9" x 11' 0" (3.58m x 3.36m) max

With coved ceiling and PVCu double glazed window to the front.

Family Bathroom 10' 6" x 9' 1" (3.20m x 2.77m)

With suite comprising bath, shower enclosure with thermostatic mains fed shower, hand basin with storage cupboard under and W.C, tiled splash backs, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

The large block paved driveway is accessed via double electric gates and provides ample off road parking for several vehicles. There is access to both sides leading to the rear garden.

Triple garage 28' 7" x 18' 10" (8.70m x 5.74m)

With three up and over electric doors, power, lights and door to the side.

To the rear

The exceptionally generous and beautifully maintained rear garden offers a spacious patio seating area, leading to a large lawned garden, with borders of matures shrubs and trees. There is also a wooden covered pergola providing an ideal space for a hot tub, an enclosed area laid to wood chippings, outside lighting and side access to the front of the property to both sides.

Studio 22' 4" x 9' 10" (6.80m x 3.00m)

This detached out building offers a fantastic space for a home office, studio or games room, with a PVCu front door, inset ceiling spotlights and two PVCu double glazed windows.

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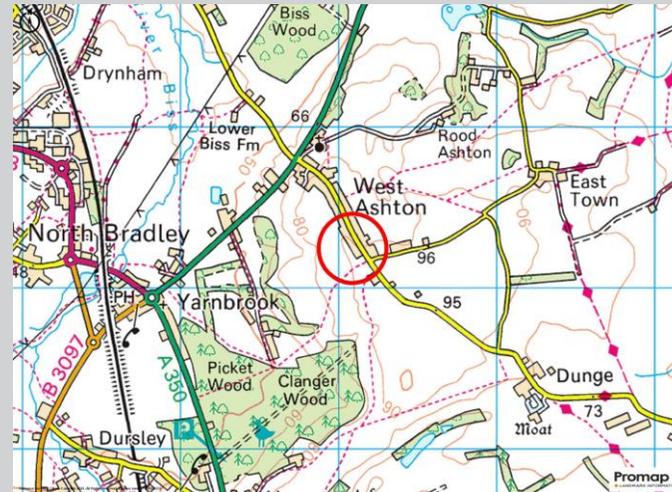
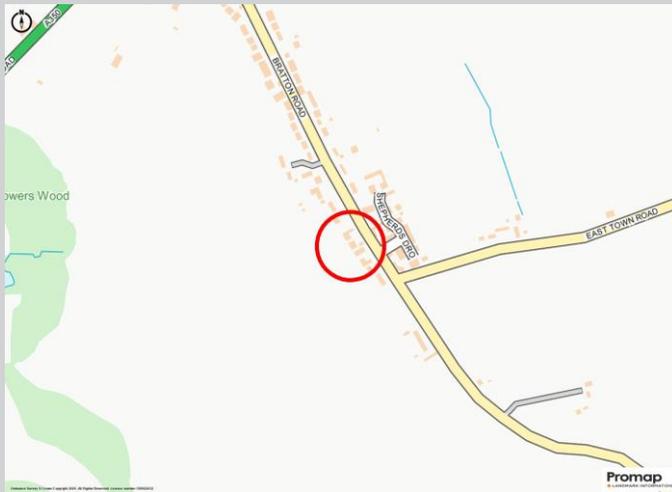
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