



Wrights
01225 755553

Shepherds Drive, West Ashton, Trowbridge, Wiltshire, BA14 6DG

Guide price
£630,000

Wrights Residential are delighted to present this stunning four bedroom property, built by Charles Church in 2009. This unique property combines old and new, with the original Edwardian stables having been converted to an additional reception room and garage at the rear. The substantial property is situated in the desirable village of West Ashton, just outside of Trowbridge. The accommodation on the ground floor comprises entrance hall, cloakroom, kitchen/dining room, snug, utility, sitting room, two double bedrooms, and an ensuite shower room. Upstairs is the generous master bedroom with ensuite shower room, a fourth double bedroom and the family bathroom.

Features include oil central heating, log burners in both the sitting room and the snug, recently installed 'Leekes' double glazing, superb roof linking the kitchen and the snug, enclosed front and rear gardens, off road parking for two vehicles and garage.

Situation

The property is situated in the desirable village of West Ashton, close to the market town of Trowbridge with its many amenities. The town centre of Trowbridge provides 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 a way, famed for its shopping, period buildings and



Beautifully presented substantial four bedroom property

Recently fitted log burner and dual fuel burner

Recently fitted 'Leekes' double glazing

Oil central heating

Stunning Kitchen/Diner and Snug

Two en-suite shower rooms

Off road parking for two vehicles

Electric vehicle charging point

Garage

Front and rear gardens



The property comprises

Ground Floor

Entrance Hall

With composite glazed front door, radiator, stairs to the first floor and two double glazed windows to the front.

Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator and obscured double glazed window.

Sitting Room

16' 2" x 14' 0" (4.94m x 4.27m)

Lovely sunny dual aspect room with double glazed window to the front, two radiators, log burner with slate hearth and french doors opening onto the rear garden.

Kitchen/Diner

15' 0" x 13' 6" (4.57m x 4.11m)

Fitted Kitchen comprises of a range of matching eye level and base units, solid wood work surfaces with splash backs, one and a half bowl sink and drainer, integrated eye level Neff oven and microwave, induction hob with extractor hood over, integrated dishwasher, water softener, double glazed window and double glazed french doors opening onto the rear garden. Stunning glazed roof link to Snug/Family Room.

Snug/Family Room

13' 6" x 10' 0" (4.11m x 3.04m)

With radiator, log burner and double glazed french doors opening onto the rear garden.

Utility room (formerly Bedroom 5)

With a range of eye level and base units, work surfaces, sink and drainer, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator and double glazed window to the rear.

Bedroom 3

10' 6" x 10' 2" (3.21m x 3.11m)

With radiator, built in wardrobe and double glazed window to the rear.

En-suite

With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level W.C, radiator and obscured double glazed window.

Bedroom 4

13' 11" x 13' 1" (4.23m x 3.99m)

With radiator, large storage cupboard and double glazed window to the front.

First Floor

Landing

Master bedroom

16' 2" x 11' 11" (4.94m x 3.63m)

The generous dual aspect Master bedroom offers two radiators, a double built in wardrobe and double glazed windows to the front and rear.

En-suite

With white suite comprising shower enclosure with mains shower, hand basin with vanity unit and low level W.C, radiator and velux window.

Bedroom 2

11' 0" x 9' 4" (3.36m x 2.84m)

With radiator, built in storage cupboard and double glazed window to the rear.

Bathroom

With white suite comprising bath with mins shower over, low level W.C and hand basin with vanity unit, radiator and obscured double glazed window to the front.

Externally

To the front

The pretty cottage garden is laid to lawn with borders of various shrubs and plants, enclosed by fencing and with a path to the front door.

To the rear

The sunny South West facing rear garden is mainly laid to lawn with a patio seating area and garden shed.

Garage and parking

With up and over door to the front, additional boarded loft storage with pull down ladder and window overlooking the rear garden. Off road parking for two vehicles, with electric vehicle charging point.

Council tax

The property is currently is council tax band F.

Tenure

The property is sold as freehold.

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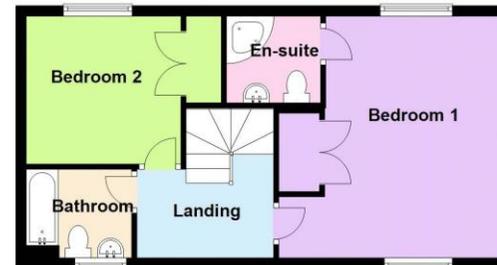
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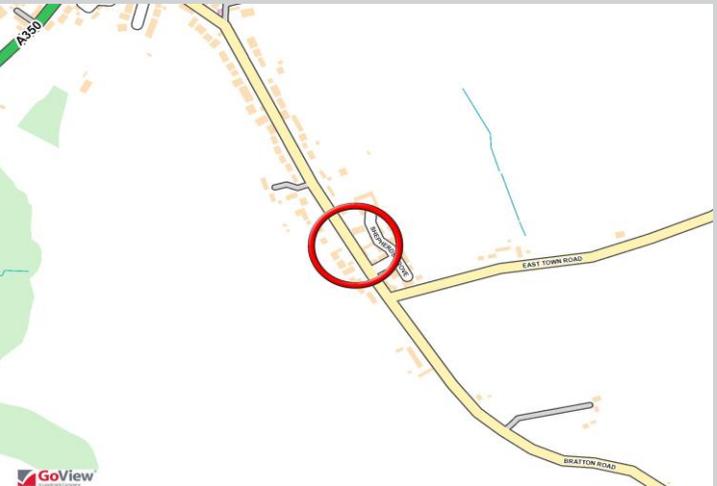
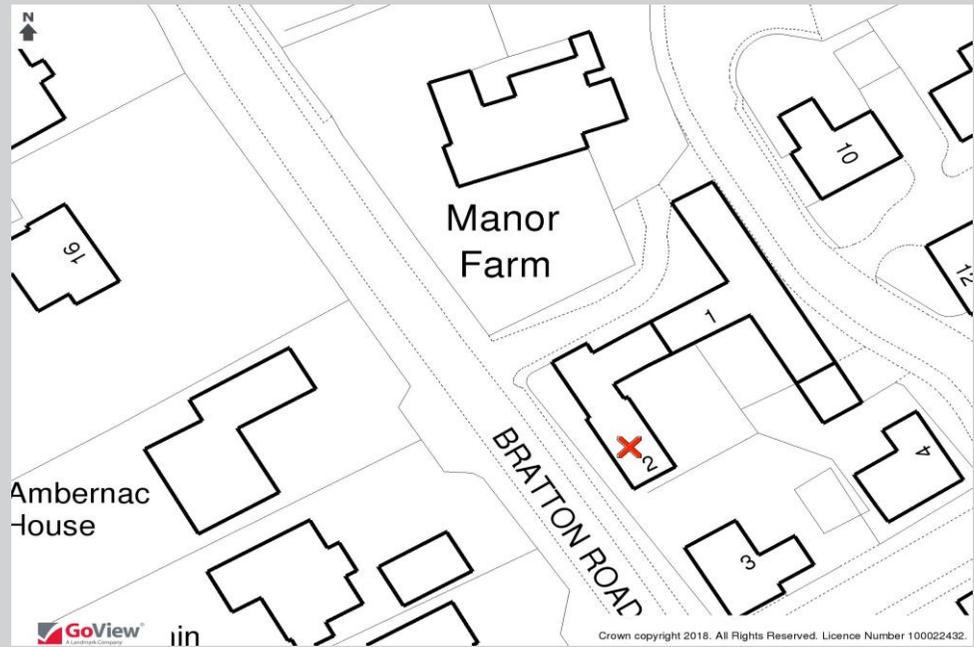
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Ground Floor



First Floor







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