



Wrights
01225 755553

Bratton Road, West Ashton, Trowbridge, Wiltshire, BA14 6AZ

Offers in excess of

£450,000

This beautifully presented, extended two bedroom cottage is situated within the popular village of West Ashton.

Features include a spacious open plan kitchen/dining room with wood burning stove, utility room, lounge with french doors opening onto the rear garden, ground floor bathroom with rolltop bath and large shower enclosure, two first floor bedrooms and additional W.C.

Externally the property offers a lovely private rear garden with stunning views across open countryside to the rear, driveway parking for several vehicles and detached garage.

Offered for sale with the benefit of no onward chain.



Extended character cottage

Open plan kitchen/dining room with wood burning stove

Lounge with french doors to the rear garden

Utility room

Ground floor bathroom with four piece suite

Two first floor bedrooms and W.C

Oil central heating and PVCu double glazing

Private rear garden with lovely views across open countryside

Garage and driveway parking for several vehicles

No onward chain



Situation

The property is situated in the desirable village of West Ashton, well positioned for access to schools to include a lovely village primary school.

The market town of Trowbridge is just 2 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.

The property comprises

Ground Floor

Kitchen/Diner

26' 3" x 15' 10" (8.00m x 4.83m) max

With wooden front door, two double panel radiators, wood burning stove, exposed ceiling beams, a range of eye level and base units, solid wood worktops with upstands, Belfast sink unit, space for range cooker with extractor hood over, space for fridge/freezer and dishwasher, stairs to the first floor and PVCu double glazed windows to the front, side and rear.

Utility room

With base unit and space for washing machine and tumble drier, worktop over, oil fired boiler and PVCu back door.

Bathroom

With four piece suite comprising freestanding roll top bath with shower attachment, large walk in shower enclosure with mains shower, W.C and feature hand basin with vanity unit under, heated towel rail, loft hatch and PVCu double glazed windows to the side and rear.

Lounge

18' 4" x 12' 10" (5.58m x 3.90m) max

With tiled flooring, exposed brick feature wall, double panel radiator, PVCu double glazed windows to the side and rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With exposed wood flooring and loft hatch.

Bedroom 1

12' 10" x 10' 10" (3.92m x 3.30m)

With exposed wood flooring, built in wardrobe, double panel radiator and PVCu double glazed window to the side.

Bedroom 2

11' 7" x 8' 4" (3.52m x 2.55m)

With exposed wood flooring, built in wardrobe, double panel radiator and PVCu double glazed window to the front.

Cloakroom

With exposed wood flooring, W.C, pedestal hand basin and obscured PVCu double glazed window to the rear.

Externally

To the front

The generous driveway is laid to gravel, providing off road parking for several vehicles. Covered porch to the front door and gate providing access to the rear.

Garage

Detached single garage with double doors to the front, power, light, window to the rear and side door to the rear garden.

To the rear

Offering stunning views across the open countryside to the rear of the property, the private garden is mainly laid to lawn, with borders planted with a range of shrubs and trees, a brick built storage shed, summerhouse, double electric socket and outside lighting.

There is also potential to purchase additional garden space to the rear, subject to negotiation.

Council tax

The property is currently in council tax band D with the rate payable for 2022/2023 being £1994.01.

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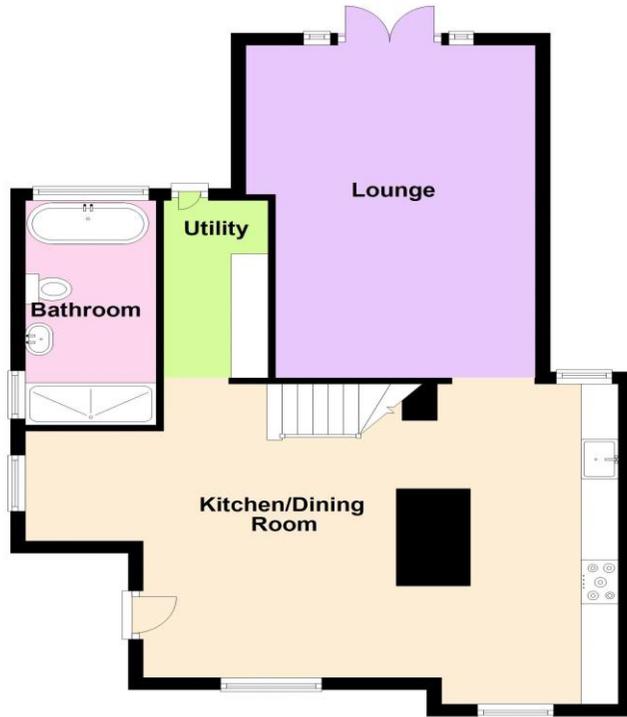
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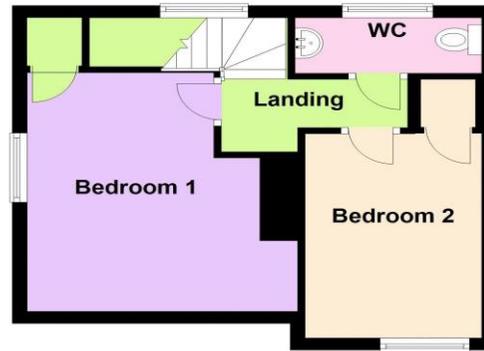
Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



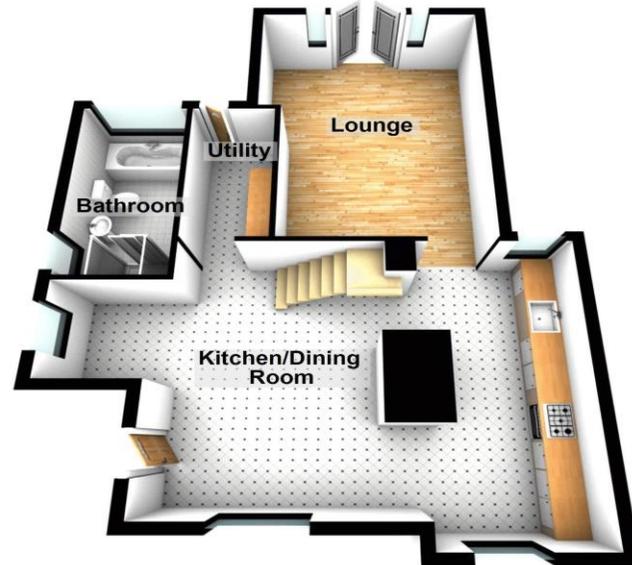
First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)





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Disclaimer

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