



**Wrights**  
01225 755553

Chantry Gardens, Southwick, Trowbridge, Wiltshire, BA14 9QX

£350,000



## Situation

The property is situated on the edge of the open countryside, within the popular village of Southwick. The village offers many amenities including a popular village Primary school, church, village shop and public house, as well as access to excellent countryside walks.

The town of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Exceptionally spacious  
four bedroom semi  
detached property**

**Situated overlooking  
open countryside**

**Village location**

**Spacious lounge/diner**

**Generous kitchen and  
dining room**

**Utility room**

**Master bedroom with  
mezzanine  
dressing/storage and en-  
suite**

**Rear and side gardens**

**Large detached  
garage/workshop**

**Driveway parking for  
several vehicles**



This exceptionally spacious four bedroom semi detached property is situated on a large corner plot overlooking the open countryside, within the popular village of Southwick.

Features include a spacious lounge/diner, large kitchen and dining room, utility room, downstairs cloakroom, study, master bedroom with mezzanine dressing/store room and en-suite shower room, front, side and rear gardens, a large garage/workshop and driveway parking for several vehicles.

### The property comprises

#### Ground Floor

##### Entrance Hall

With wood laminate flooring, radiator, built in storage cupboard and stairs to the first floor with storage cupboard under.

##### Lounge

*22' 8" x 13' 11" (6.91m x 4.23m)*

With two radiators, feature fireplace with brick surround, two PVCu double glazed windows to the front and PVCu french doors to the side.

##### Kitchen/Breakfast Room

*17' 2" x 9' 6" (5.22m x 2.90m)*

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, breakfast bar, range cooker, space for American style fridge/freezer and dishwasher, larder cupboard and PVCu double glazed window to the rear. Arch opening into...

##### Dining Room

*11' 6" x 10' 6" (3.50m x 3.19m)*

With tiled flooring, radiator, a range of base units with worktops over and PVCu double glazed window to the side.

##### Utility room

With wood laminate flooring, a range of eye level and base units, worktop with tiled splash backs, Belfast sink unit, space for washing machine and tumble drier, radiator, PVCu double glazed window to the rear and PVCu back door.

##### Cloakroom

With low level W.C, radiator and obscured PVCu double glazed window to the rear.

##### Study

*10' 5" x 7' 9" (3.18m x 2.35m)*

With tiled flooring and PVCu double glazed windows to the side and rear.

## First Floor

### Landing

With radiator and cupboard housing Vaillant gas boiler.

### Bedroom 1

*18' 2" x 10' 4" (5.54m x 3.16m)*

With radiator, stairs leading to mezzanine level storage/dressing room, PVCu double glazed windows to the front and side and Velux window to the rear.

### En-suite

With suite comprising large shower enclosure with mains shower, low level W.C and pedestal hand basin, heated towel rail, radiator, extractor fan and obscured PVCu double glazed window to the rear.

### Bedroom 2

*11' 2" x 10' 3" (3.41m x 3.13m)*

With radiator and PVCu double glazed window to the rear.

### Bedroom 3

*9' 6" x 9' 0" (2.89m x 2.74m)*

With radiator and PVCu double glazed window to the front.

### Bedroom 4

*7' 6" x 9' 0" (2.28m x 2.74m)*

With radiator and PVCu double glazed window to the front.

## Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, radiator, fully tiled walls and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The property is set back from the road with a generous front garden enclosed by a low level wall and hedging. A path lead to the front door and a gate provides access to the side garden.

### To the side

The private side garden offers a covered patio seating area, an area laid to block paving and an area laid to lawn with a summer house. A gate provides access to the front of the property and there is also access to the rear patio.

### To the rear

Enclosed patio seating area with access to the side garden, a gate providing access to the driveway parking and rear access to the garage/workshop.

### Garage/workshop *28' 10" x 8' 3" (8.80m x 2.52m)*

With power, lighting, up and over door, PVCu double glazed window and PVCu double glazed door to the rear patio.

### Storeroom *8' 3" x 3' 9" (2.52m x 1.15m)*

Located to the rear of the garage, with PVCu double glazed door.

## Parking

Driveway parking for several vehicles in front of the garage.

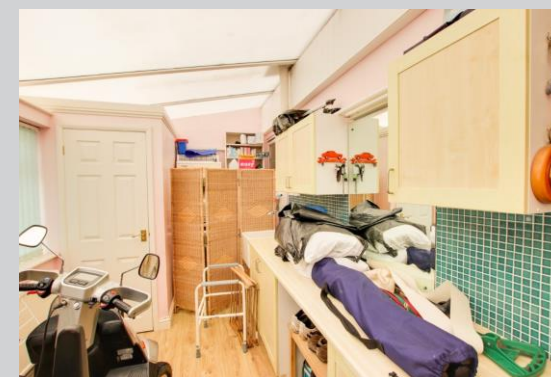


EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEM MORTGAGES**

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553





**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553







**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553



EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEM MORTGAGES**

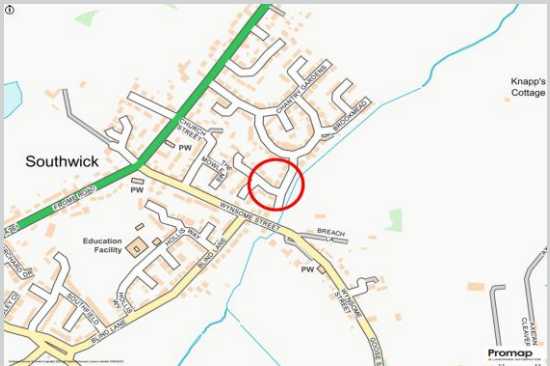
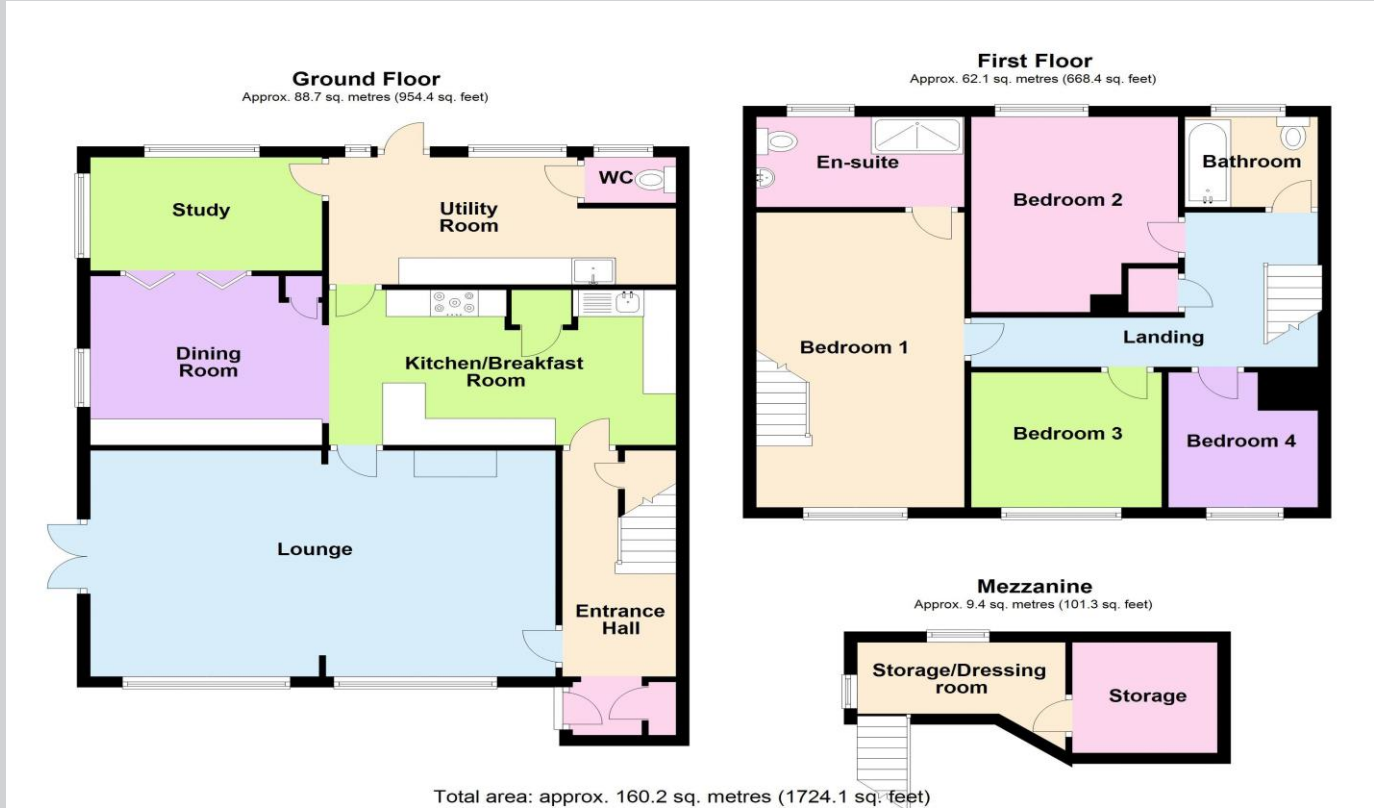
CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



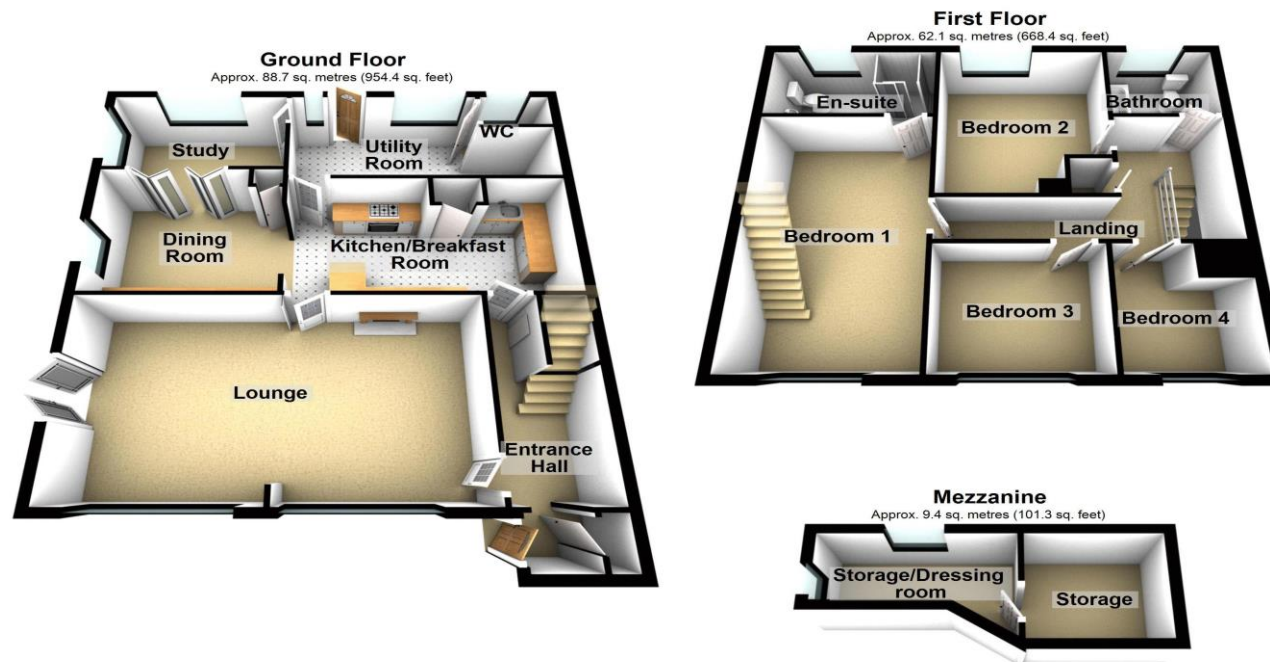
**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553







Total area: approx. 160.2 sq. metres (1724.1 sq. feet)



01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

#### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.