



16 West Ashton Road

Trowbridge BA14 7BQ

- Extremely Rare Opportunity to Buy a Very Spacious Detached Edwardian 1920's Family Villa
- Three Reception Rooms with Feature Fireplaces
- Cloakroom, En Suite Shower Room & Family Bathroom
- Double Glazing & Modern Gas C/H System
- Driveway Providing Off Road Parking
- Featuring Large Detached Coach House with Potential to Convert into Another Dwelling (Subject to PP)
- 8m Kitchen/Family Room with Utility Area & Walk-in Pantry
- Five Bedrooms & Large Attic Room
- Beautifully Tended Grounds of Approx. 1/2 Acre
- On The Market for the First Time in 100years - No Chain

Offers In The Region Of £695,000 Freehold





ACCOMMODATION

All measurements are approximate

Entrance Porch

Solid hard wood panelled door to the front. Mat-well with coir matting. Vintage 'gas lamp' style light. Coving. Glass panelled door to the:

Entrance Hall

Radiator. Stairs to the first floor with oak bannister and storage recess under. Wood flooring and coving. Smoke alarm. Thermostat. Glass panelled door to the rear hall. Panelled doors off.

Drawing Room

12'2" x 11'10" (3.73 x 3.61)

UPVC double glazed windows to the front and side. Radiator. Feature fireplace with wood surround. Picture rail and coving.

Sitting Room

19'0" x 14'11" (5.81 x 4.57)

UPVC double glazed bay window to the front. Two radiators. Feature fireplace with oak surrounds, slate hearth and wood burning stove. Low level built-in cupboard. Alcoves with shelving. Picture rail and coving.



Dining Room

15'10" x 14'11" (4.85 x 4.56)

UPVC double glazed French doors to the rear with transom windows over. Radiator. Feature fireplace with wood surround and stone hearth. Herringbone wood block flooring, picture rail and coving.

Kitchen/Breakfast/Family Room

26'0" x 11'11" (7.93 x 3.64)

Two UPVC double glazed windows to the side. Two radiators. Extensive range of solid wood wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in high level electric double oven. Built-in four-ring gas hob with extractor hood over. Integrated dishwasher and fridge/freezer. Space for tables. Utility area with plumbing for washing machine, space for dryer and ground level gas central heating boiler. Doorway to walk-in pantry with UPVC double glazed window to the side, shelving and tiled flooring. Tiled flooring. Access to loft space. UPVC double glazed door to the side.

Rear Hall

Original tiled flooring and wood panelling. High level fuse box. UPVC double glazed door to the rear. Panelled door to the:

Cloakroom

UPVC double glazed window to the rear.

Wash hand basin with cupboard under and w/c. Coat hanging space. Original tiled flooring and wood panelling.

FIRST FLOOR

Half Landing

UPVC double glazed windows to the front and side. Panelled door to bedroom Four. Panelled door to large storage cupboard with UPVC double glazed window to the front and radiator. Coving. Balustrade. Stairs continuing to:

Landing

Balustrade. Stairs to the second floor. Coving. Panelled doors off and into:

Bedroom One

14'6" x 12'10" (4.42 x 3.93)

UPVC double glazed bay window to the front. Two radiators. Three built-in triple wardrobes with sliding louvered doors enclosing. Picture rail. Telephone point.

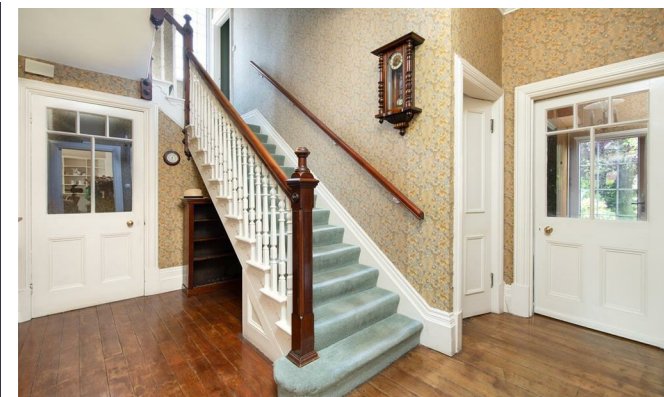
Bedroom Two

14'11" x 12'10" max (4.56 x 3.93 max)

UPVC double glazed window to the rear. Radiator. Three built-in triple wardrobes with sliding louvered doors enclosing. Picture rail. Sliding louvered door to the:

En Suite Shower Room

Tiled shower cubicle with mains shower, wash hand basin with tiled splash-back and w/c.





Bedroom Three

12'3" x 12'2" (3.74 x 3.72)

UPVC double glazed windows to the front and side. Radiator. Feature cast iron fireplace with wood surround. Coving.



Bedroom Four

12'4" x 10'10" (3.78 x 3.32)

UPVC double glazed window to the side. Radiator. Coving. Telephone point.



Family Bathroom

UPVC double glazed window to the rear. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Shaving point and light. Coving.



SECOND FLOOR

Landing

7'0" x 4'11" (2.13m x 1.50m)

Low level UPVC double glazed window to the side. Panelled door to large storage cupboard - 2.14 x 1.52 (7'0" x 4'11").



Bedroom Five

12'5" x 10'2" (3.80 x 3.12)

UPVC double glazed window to the side. Radiator. Two storage cupboards. Access door to the:



Attic Room

12'4" x 11'0" (3.78 x 3.36)

Window to the front.

EXTERNALLY

To The Front

Path to the front door with entrance light. Area laid to loose stone chippings, borders with plants and shrubs; and hedgerow and fencing partially enclosing. Driveway providing off road parking for 3-4 vehicles. Gated access leading to the rear and grass driveway leading to the coach house.

To The Rear

Extensive established gardens of approximate half an acre divided into two main sections. Main garden to the rear of the property comprising large paved patio area to the immediate rear, area laid to lawn, mature trees, well stocked borders with a variety of plants and shrubs, paved patio area to the side of coach house and cobbled patio area to the front. External lights and power points. Ornate steel archway and steps leading down to second garden area comprising areas laid to lawn, mature trees including fruit trees, rockery and well stocked borders with a variety of plants and shrubs. All enclosed by walling.





COACH HOUSE

Detached brick built coach house with divided into stable and garages. Hay loft with windows to the sides.

Stable

18'4" x 16'9" (5.59 x 5.12)

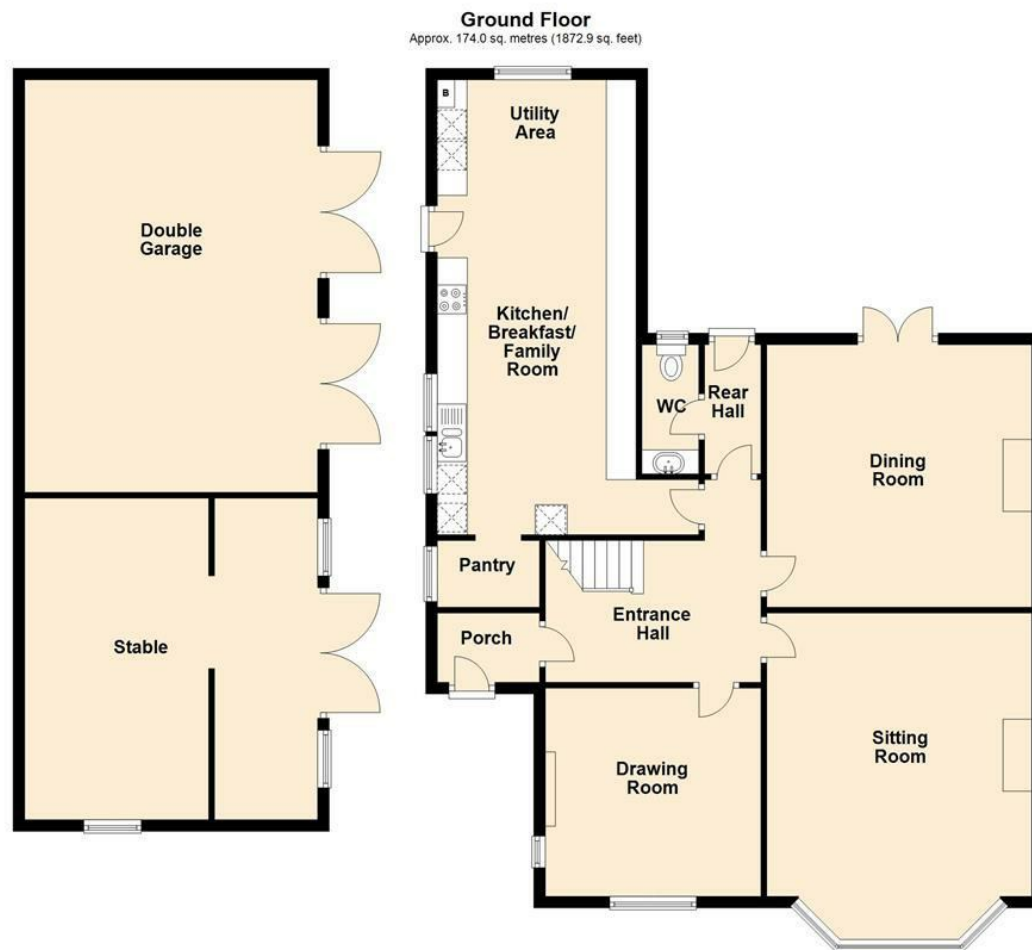
Window to side. Timber double barn doors and windows to the front. Access to hay loft (ladder required). Light. Door to the:

Double Garage

23'7" x 16'6" (7.21 x 5.05)

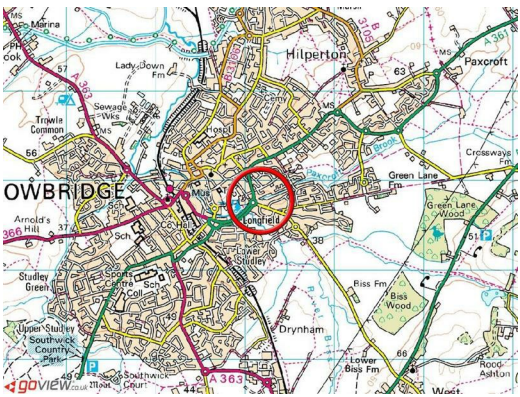
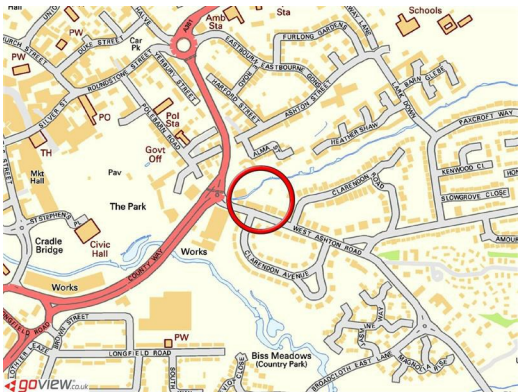
Two set of timber double barn doors to the front. Power and lighting. Access to hay loft (Ladder required)





Total area: approx. 298.7 sq. metres (3215.0 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **E**
EPC Rating **E**



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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.