



## 22 Horse Road

Hilperton Marsh Trowbridge BA14 7PF

A lovingly restored & extended period property tucked away on a plot of approximately a third of an acre with beautifully tended, private gardens backing onto fields. Situated within the popular village of Hilperton Marsh close to canal, countryside, shop, bus route and well regarded garden centre & cafe. The spacious interior boasts character and period charm perfectly blended with the benefits and aesthetics of a refurbished modern interior. Accommodation comprises refitted kitchen with integrated appliances, dining room, living room, sitting room/study, sun room, utility room, cloakroom, three double bedrooms, refitted en suite, refitted family bath/shower room, UPVC double glazing and gas central heating system. The property also benefits from a one bedroom annexe providing a rental income of £625pcm. External features include established landscaped gardens with large patio area, 30ft x 22ft garage/workshop, additional workshop and plenty of secure off road parking. Viewing is highly recommended, to fully appreciate the fantastic property,

**Guide Price £625,000 Freehold**





## ACCOMMODATION

All measurements are approximate

### Kitchen

15'3" x 6'0" (4.65m x 1.83m)  
Hardwood door to the side. Two UPVC double glazed windows to the front. Two UPVC double glazed roof windows with fitted blinds. Kick space heater. Range of modern shaker style wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Modern stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel Bosch electric oven and five-ring gas hob with extractor hood over. Integrated dishwasher. Wood flooring, exposed beams and inset ceiling spotlights. Opening to the:

### Dining Room

18'0" x 11'1" (5.51m x 3.38m )  
Radiator. Large inglenook fireplace with wood burner inset. Wood flooring, wall lights, exposed beams and inset ceiling spotlights. Door to larder cupboard with shelving. Glazed door to the inner hall. Door to the utility room. Door to the:





### **Living Room**

15'3" x 11'6" (4.67m x 3.53m )

Radiator. Large inglenook corner fireplace with wood burner inset. Wood flooring, wall lights, exposed beams and inset ceiling spotlights. Television point. Opening to the:

### **Sitting Room/Study**

14'9" x 8'0" (4.50m x 2.46m )

UPVC double glazed windows to the front. Two UPVC double glazed roof windows with fitted blinds. Radiator. Wood flooring.

### **Utility Room**

22'4" x 4'11" (6.81m x 1.50m )

Obscured UPVC double glazed window to the rear. Range of modern base and drawer units with tiled splash-backs and wood effect works surfaces. Sink unit with mixer tap. Integrated washing machine. Space for fridge/freezer. Tiled flooring, exposed beams and inset ceiling spotlights. Door to the sun room. Door to the:

### **Cloakroom**

UPVC double glazed window to the front. Two piece white suite with part tiled surrounds comprising wash hand basin and w/c. Tiled flooring.

### **Sun Room**

16'9" x 12'2" max (5.13m x 3.73m max)

UPVC double glazed and brick construction with French doors to the side. Radiator and underfloor electric heating. Tiled flooring and wall lights. Part glazed door to the front.

### **Inner Hall**

UPVC double glazed window to the side. Stairs to the first floor.

## **FIRST FLOOR**

### **Landing**

UPVC double glazed window to the rear. Wall lights and exposed beams. Stairs to the second floor bedroom. Doors off and into:

### **Bedroom One**

13'8" x 12'4" (4.19m x 3.78m )

UPVC double glazed window to the front. Radiator. Feature cast iron fireplace. Built-in double wardrobe. Laundry cupboard housing Vaillant combi boiler installed in 2018. Exposed beams and inset ceiling spotlights.

### **Bedroom Three**

16'11" x 11'8" max (5.18m x 3.58m max)

UPVC double glazed windows to the side and rear. Radiator. Exposed beams. Under stairs cupboard.

### **Family Bath & Shower Room**

UPVC double glazed window to the front. Radiator and underfloor electric heating. Four piece white suite with part tiled surrounds comprising panelled bath, corner shower cubicle with mains rain-fall shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring, exposed beams and inset ceiling spotlights. Extractor fan.





## SECOND FLOOR

### Bedroom Two

25'3" x 9'10" max (7.70m x 3.00m max)  
UPVC double glazed windows to the front and rear. Radiator. Exposed beams. Door to the:

### En Suite Shower Room

UPVC double glazed window to the front. Radiator. Three piece white suite comprising tiled shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Built-in storage cupboard. Vinyl flooring.

## ANNEXE

### Entrance

Door to the side. Stairs to the first floor. Door to the garage/workshop.

### Landing

Double glazed window to the side. Part glazed door to the:

### Living/Kitchen/Dining Area

25'9" x 15'5" max (7.85m x 4.72m max)  
Two UPVC double glazed windows to the rear and UPVC double glazed window to the front. Two radiators. Wood effect flooring. Doors off to bedroom and shower room. Carbon monoxide and smoke alarms. Access to eaves storage.



### **Kitchen Area**

Base mounted units with tiled splash-backs and rolled top work surfaces. Circular stainless steel sink with mixer tap. Gas cooker point. Plumbing for washing machine. Breakfast bar. Space for fridge.

### **Bedroom**

10'2" x 8'0" (3.10m x 2.46m )  
UPVC double glazed window to the front. Radiator. Access to loft space. Access to eaves storage.

### **Shower Room**

Radiator. Three piece white suite with comprising shower cubicle with rain-fall shower over and door enclosing, wash hand basin with cupboard under and w/c. Tiled flooring. Extractor fan.

### **EXTERNALLY**

#### **Garage/Workshop**

29'11" x 22'2" (9.12m x 6.76m )  
Two sets of double doors to the front. One set of double doors to the side. UPVC double glazed windows to the front and side. Power and lighting. Wall mounted boiler for annexe.

#### **Workshop**

12'6 x 11'4 (3.81m x 3.45m)  
Part glazed door to the front. Window to the side. Power and lighting.







### **To The Front**

Gates leading to large block paved driveway providing off road parking for several vehicles. External lighting and tap. Two additional parking spaces.

### **Gardens**

Beautiful landscaped and established gardens of approximately a third of an acre with private aspect and backing onto fields. Gardens comprise large paved patios areas to the front and side of garden room, mainly laid to lawn with meandering pathways and mixed borders with a variety of mature plants, trees and shrubs. Garden shed with power. Greenhouse. All enclosed by fencing.

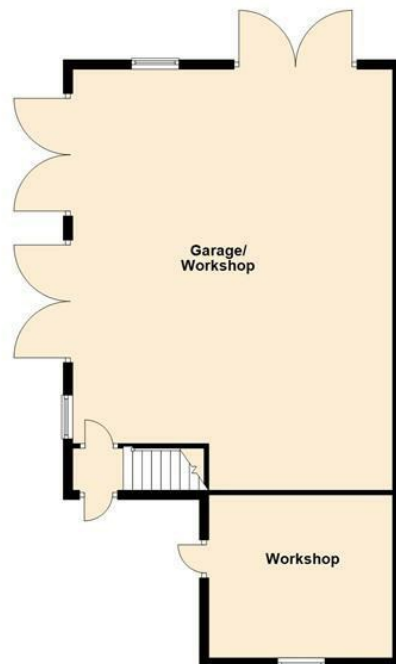
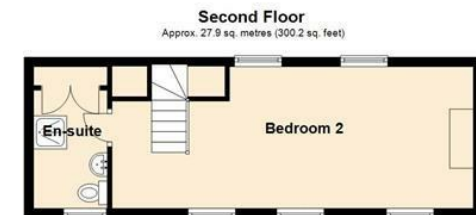
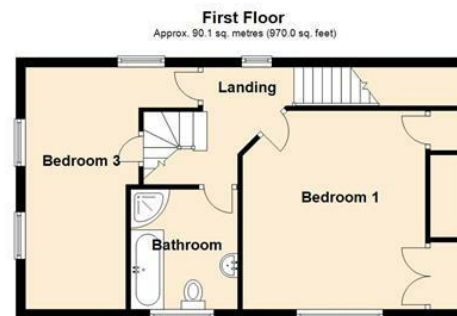
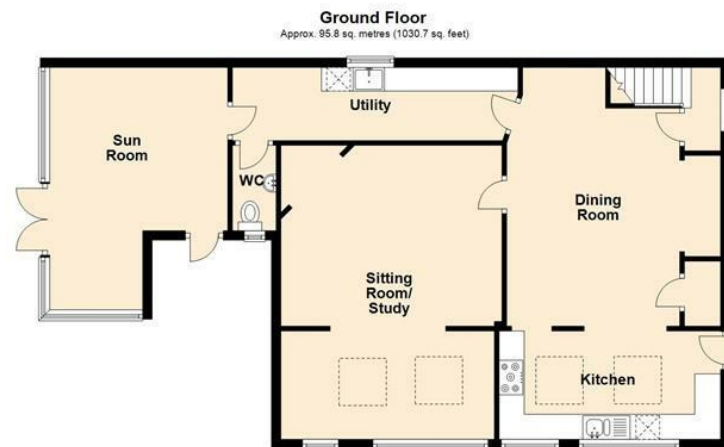
### **AGENTS NOTE:**

The annexe is a council tax band A and has an EPC rating of C. The annexe is currently rented out for £625pcm. The water softener was recently replaced.

### **SOLAR PANELS:**

The solar panels are FREEHOLD and provide FIT payments of £400-£450pa.

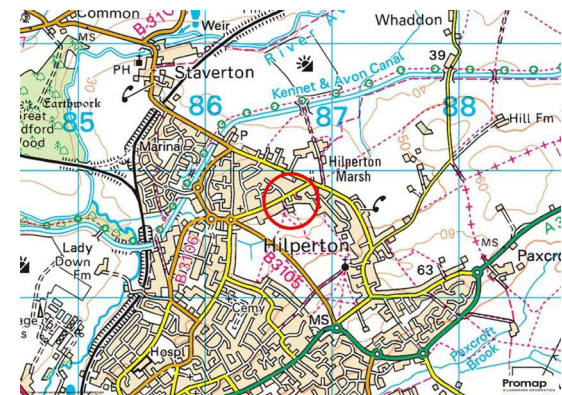
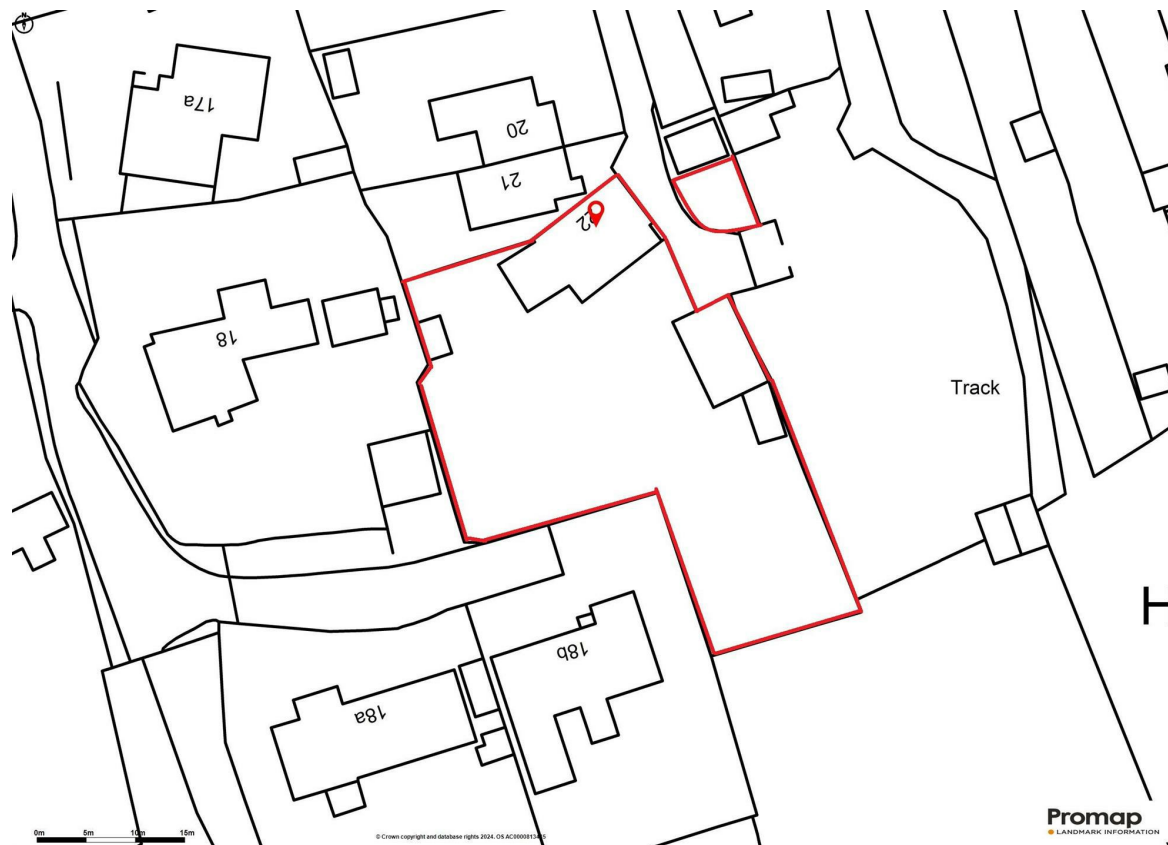




Total area: approx. 213.8 sq. metres (2300.9 sq. feet)



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



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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.