



**KINGSTONS**



## **Merrymeeting Rood Ashton Park**

**West Ashton Trowbridge BA14 6AT**

A fantastic opportunity to purchase a well presented, large detached property finished to a high specification and with potential to be Annexed. Tucked away on a plot of approximately 3rd of an acre, boasting large woodland style gardens with countryside views and situated within the well regarded village of West Ashton.

Standout features to this comfortable family home include 5 bedrooms, 5 reception rooms, contemporary kitchen/breakfast room with quartz work tops and utility area, two high specification en suites and family bathroom. Additional features include ground floor bedroom with en suite, UPVC double glazing, central heating with individual room thermostatic controls, double garage, workshop, plant room, enclosed driveway with parking for several vehicles and large well-tended established gardens. This property would be perfectly suited to a growing family or as a multi-generational family home. Offered for sale with no onward chain - viewing is highly recommended.

**Guide Price £680,000 Freehold**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed door to the front. Radiator. Alcove with space for coats. Limestone tiled flooring. Stairs to the first floor. Doors off and into:

### Dining Room

13'1 x 10'10 (3.99m x 3.30m)  
UPVC double glazed sliding patio doors to the rear. Vertical anthracite radiator. Wood flooring. Door to the kitchen. Thermostat. Opening to the:

### Living Room

26'10 x 13'10 max (8.18m x 4.22m max)  
UPVC double glazed window to the front. UPVC double glazed sliding patio doors to the rear. Two vertical anthracite radiators. Feature stone fireplace with wood burner inset and granite hearth. Alcoves with shelving. Wood flooring. Television point. Thermostat. Door to the:

### Snug

11'5 x 10'4 (3.48m x 3.15m)  
UPVC double glazed sliding patio doors to the rear. Vertical anthracite radiator. Wood flooring. Door to the family room. Thermostat. Opening to the:

### **Study**

11'10 x 11'8 (3.61m x 3.56m)  
UPVC double glazed window to the front.  
Radiator. Wood flooring. Alcove with cupboard and shelving. Thermostat.

### **Family Room (Annexe Living Room)**

14'10 x 13'8 (4.52m x 4.17m)  
UPVC double glazed window to the rear.  
Radiator. Inset ceiling spotlights. Fuse box.  
Thermostat. Door to:

### **Annexe Bedroom**

14'5 x 10'1 (4.39m x 3.07m)  
UPVC double glazed window to the front.  
Radiator. Built-in triple wardrobe. Thermostat.  
Door to the:

### **En Suite Shower Room**

Obscured UPVC double glazed window to the side. Chrome towel radiator and under-floor heating. Three piece white suite with tiled surrounds comprising large double shower cubicle with electric shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point. Door to: storage cupboard with thermostat, shelving and fuse box.

### **Kitchen/Breakfast Room**

22'9 x 17'2 max (6.93m x 5.23m max)  
Two UPVC double glazed windows to the front. Vertical anthracite radiator. Extensive range of modern shaker style units with quartz work tops and stone tiled splashbacks. Inset Frank double sink unit with mixer

tap. Range Master electric range cooker with concealed extractor over. Integrated Neff dishwasher. Breakfast bar. Space for American style fridge/freezer. Bespoke built-in pantry and high level cupboards. Limestone tiled flooring and inset ceiling spotlights. Door to under stairs storage cupboard. Thermostat. Steps down to utility area. UPVC double glazed sliding patio doors to the rear. Vertical anthracite radiator. Plumbing for washing machine. Space for dryer. Door to the workshop. Wood flooring and inset ceiling spotlights.

### **Cloakroom**

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with panelled surrounds comprising wash hand basin and w/c with enclosed cistern and dual push flush. Limestone tiled flooring and motion sensor activated inset ceiling spotlights.

### **FIRST FLOOR**

### **Galleried Landing**

Radiator. Balustrade. Access to boarded loft space with ladder. Smoke alarm. Doors off and into:

### **Bedroom One**

12'10 x 12'0 (3.91m x 3.66m)  
UPVC double glazed window to the front.  
Radiator. Thermostat. Door to large airing cupboard housing hot water tank. Door to ensuite.





### Dressing Area

10'11 x 4'0 (3.33m x 1.22m)  
UPVC double glazed window to the front. Radiator. Built-in run of wardrobes. Inset ceiling spotlights.

### En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator and under-floor heating. Two piece white suite with tiled surrounds comprising large double shower cubicle with rain-fall shower over, additional shower attachment and door enclosing; and double wash hand basin with twin taps and drawer under. Tiled flooring and inset ceiling spotlight. Extractor fan. Shaving point.

### Bedroom Two

11'9 x 11'8 min (3.58m x 3.56m min)  
UPVC double glazed windows to the front and side. Radiator. Thermostat. Alcoves with shelving. Built-in double wardrobe. Door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator and under-floor heating. Three piece white suite with tiled surrounds comprising large double shower cubicle with rain-fall shower over and door enclosing, wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlight. Extractor fan. Shaving point.

### **Bedroom Three**

20'6 x 9'1 (6.25m x 2.77m)

Two UPVC double glazed windows to the rear. Radiator. Thermostat. Freestanding wardrobes.

### **Bedroom Four**

12'5 x 10'10 (3.78m x 3.30m)

UPVC double glazed window to the rear. Radiator. Thermostat. Freestanding wardrobes.

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

Obscured UPVC double glazed window to the front. Chrome towel radiator and under-floor heating. Four piece white suite with tiled surrounds comprising large double shower cubicle with rain-fall shower over, additional shower attachment and door enclosing, panelled bath with pull-out mixer shower, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point.

### **EXTERNALLY**

#### **To The Front**

Five bar gate leading to sweeping driveway providing off road parking for several vehicles. Large covered porch. Established beds with a variety of mature trees. Gated side pedestrian access to the rear. Enclosed by hedgerow, post & rail and closed board fencing.





### To The Rear

Large established gardens with elevated outlook over countryside comprising decked area to the immediate rear with covered BBQ area, steps down to additional decked areas, large area laid to lawn, large fish pond, mixed borders and a variety of mature trees. Gravel vegetable garden area with raised beds and greenhouse. Two large garden sheds. Two log stores. raised covered storage area to the rear of the garage/workshop. All enclosed by hedgerow and closed board fencing.

### Workshop

16'0 x 8'4 (4.88m x 2.54m)  
Glazed door to the rear. Two doors to the garage. Base mounted boiler. Opening to the plant room with large hot water cylinder and wood pellet fired boiler. Power and lighting. Fuse box.

### AGENTS NOTE:

The central heating is currently fuelled by boiler situated in the plant room which burns wood pellets to create energy. In approximately 2022 our vendors installed a more modern boiler which is situated in the workshop and has been mostly installed but before it can put into service the fitment of the boiler flu is required.

### Double Garage

16'3 x 16'0 (4.95m x 4.88m)  
Up and over door to the front. Power and lighting. Built-in cupboards.

**Ground Floor**  
Approx. 197.5 sq. metres (2125.5 sq. feet)

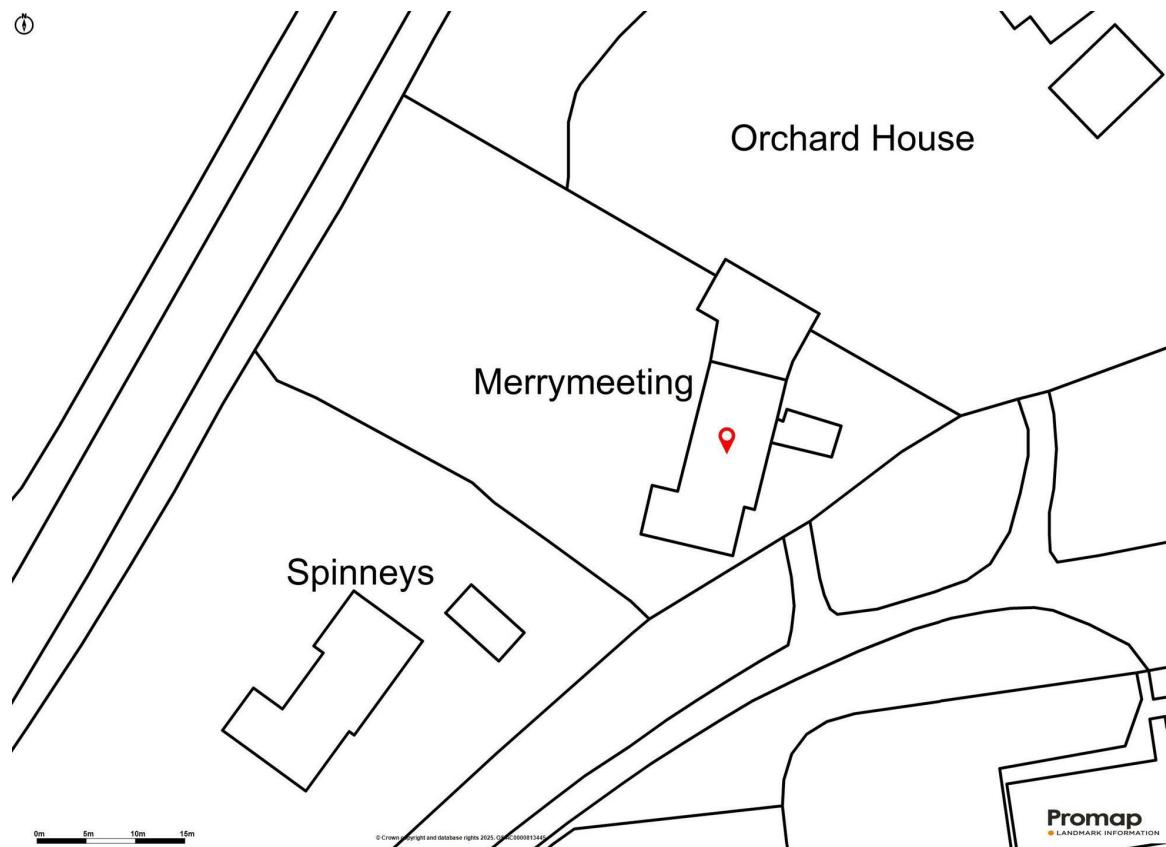


**First Floor**  
Approx. 90.7 sq. metres (976.7 sq. feet)



Total area: approx. 288.2 sq. metres (3102.3 sq. feet)

Local Authority **Wiltshire Council**  
Council Tax Band **G**  
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.