



Church Street, Steeple Ashton  
Steeple Ashton, BA14 6EW

**STRAKERS**

## Elwyn's Cottage 17 Church Street, Steeple Ashton, Wiltshire, BA14 6EW

An utterly charming 2 double bedroom Grade II Listed cottage, with immense character and a private south facing garden ideally situated within the highly sought after village of Steeple Ashton.

- Grade II Listed Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Fabulous Period Features
- Refitted Shower Room
- Cloakroom & Utility
- South Facing Rear Garden
- Highly Regarded Village
- Ideal Holiday Cottage

£289,950



**\*\*TWO DOUBLE BEDROOMS\*\* TWO RECEPTION ROOMS\*\* STYLISH REFITTED SHOWER ROOM\*\*SOUTH FACING GARDEN\*\*PERIOD CHARM THROUGHOUT\*\***

A beautiful semi detached character cottage ideally situated within the heart of this extremely sought after village. This endearing Grade II Listed period home has been refurbished to a high standard throughout and maintains a wealth of original features including exposed beams, wooden panelled latched doors and a beautiful open fireplace. The deceptively spacious accommodation comprises two reception rooms both with attractive fireplaces, a fitted country cottage style kitchen with an AEG microwave and built-in oven with 4 ring hob. There is also a handy separate utility room and a downstairs toilet. On the first floor there are two double bedrooms with wooden panelled walls complemented by a contemporary shower room with travertine wall tiles and a 'rain' style shower head. Externally, there is fair size enclosed rear garden mainly laid to lawn offering a good degree of privacy and featuring the original 'Privy' which is now used as a garden shed. The property has on street parking. Viewings strictly by appointment with Strakers.

**Situation**

The cottage is located in a pleasant position within the heart of the picturesque village of Steeple Ashton which has a thriving community providing a beautiful church, playing fields, a public house/shop/post office. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are close by. There is a main line railway services direct to Paddington from Westbury whilst the historic market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius.

**Property Information**

Local Authority: Wiltshire Council

Tenure: Freehold (with small flying freehold).

Council Tax Band: C. EPC Rating: F

Grade II Listed & in a Conservation Area

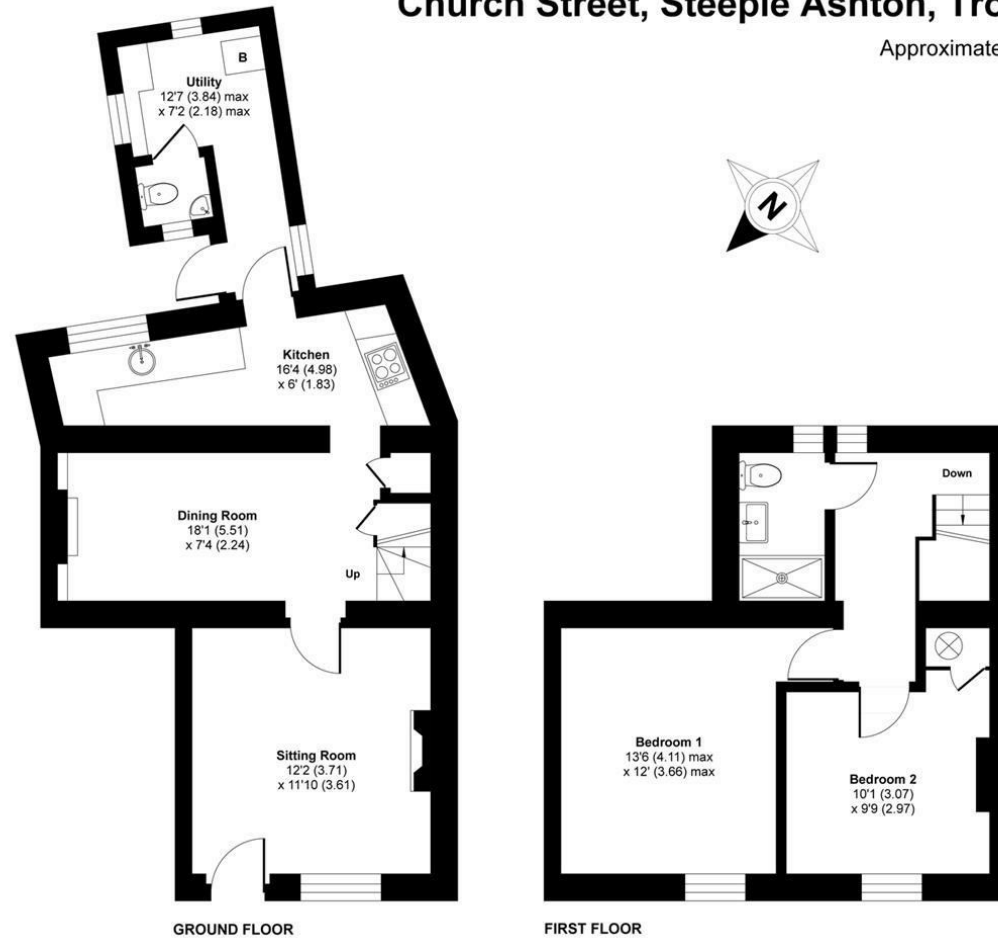
Mains water and electricity are connected. Oil fired central heating system.



# Church Street, Steeple Ashton, Trowbridge, BA14

Approximate Area = 856 sq ft / 80 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Strakers. REF: 693961

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