A handsome Grade II Listed country house on the edge of the sought-after village of Steeple Ashton with mature established gardens of over an acre plus a stable block & pond. The house offers spacious & flexible accommodation plus attractive features with huge potential. Offered for sale with no onward chain.

£935,000
All measurements are approximate.

ACCOMMODATION

Entrance Hall
Part glazed panelled door to the front. Radiator. Tiled flooring, coving and spotlights. Double door to large under stairs storage cupboard. Glazed door to the kitchen. Glazed double doors to the lounge. Opening to the:

Reception Hall 18' 1" x 12' 0" (5.51m x 3.65m)
Bay window to the front. Radiator. Tiled flooring, coving and spotlights. Stairs to the first floor. Steps up to and panelled door leading to the dining room.

Living/Dining Room 36' 8" x 21' 5" (11.17m x 6.52m) max L-Shaped
Two bay windows to the front. French doors and windows to the rear courtyard. Four radiators. Feature fireplace. Feature well. Shelving. Glazed door to the kitchen. Steps and door leading to the inner hallway. Steps leading up to the:

Library 16' 3" x 13' 0" (4.95m x 3.96m)
French doors to the front. Window to the side. Radiator. Coving and spotlights. Shelving. Panelled door to the:

Rear Lobby 10' 7" x 6' 7" (3.22m x 2.01m)
Glazed panelled door to the side. Radiator. Tiled flooring and spotlights. Cupboard. Glass panelled door to the lounge. Panelled door to the:

Shower Room

Inner Hallway
Radiato. Tiled flooring. Stairs to the first floor with cupboard under. Panelled door to the:

Utility Room
11' 3" x 9' 11" (3.43m x 2.87m)

Kitchen/Breakfast Room
23' 9" x 11' 11" (7.23m x 3.63m) Max
Three windows to the rear. Two radiators. Selection of wall and base mounted units with tiled surrounds and granite work surfaces. Double sink drainer unit with mixer tap. Built-in electric eye-level double oven. Built-in electric hob with extractor hood over. Integrated dishwasher. Space for larder fridge/freezer. Breakfast bar. Shelving. Tiled flooring, coving and spotlights. Doors and steps leading up to the dining room. Glazed door to the:

Rear Hallway
Window and door to the rear courtyard. Radiator. Skylight. Tiled flooring. Steps and panelled doors to the sin lounge and into:

Cloakroom
Skylight. Radiator. Wash hand basin and w/c. Tiled flooring.

Sun Lounge 20' 7" x 14' 1" (6.27m x 4.29m)
Windows and French doors to the rear courtyard. Large skylight. Two radiators. Panelled door to the cottage.

Dining Room 17' 11" x 14' 7" (5.46m x 4.44m)
French doors to the front. Two radiators. Range of built-in shelving. Panelled doors to the receptions hall and into:

Front Lobby 14' 0" x 10' 10" (4.25m x 3.30m)
Windows and door to the front. Radiator. Shelving. Panelled door to the cottage.

FIRST FLOOR

Landing
Two stained glass windows to the rear. Two radiators. Coving. Cupboard. Panelled doors off and into: Inner Landing window window to the rear, stairs to the ground floor and stairs to the second floor.

Master Bedroom 21' 5" x 16' 3" (6.52m x 4.95m)

Bedroom Two 16' 9" x 12' 3" (5.10m x 3.73m)
Two windows to the front. Two radiators. Cupboard. Door to the: En Suite Bathroom: Radiator. Corner bath, wash hand basin, bidet and w/c.

Bedroom Three 16' 5" x 11' 11" (5.00m x 3.63m)
Window to the front. Two radiators. Wardrobes. Panelled door to the: En Suite Bathroom: Radiator. Panelled bath, wash hand basin and w/c.

Bedroom Four 14' 0" x 13' 10" (4.26m x 4.12m)

SECOND FLOOR

Landing
Window to the rear. Radiator. Panelled doors off and into:

Bedroom Five 13’ 11” x 13’ 9” (4.24m x 4.19m)

Bedroom Six 10’ 11” x 10’ 10” (3.32m x 3.30m)
Window to the side. Radiator. Small Cupboard.

Bathroom
Window to the side. Radiator. Panelled bath, wash hand basin and w/c.

EXTERNALLY

The property is set in grounds of approximately an acre approached via a stone pillar entrance with gates leading to large sweeping gravel driveway with turning circle. The large mature gardens set to the front of the property feature lawned areas, a variety of plants trees and shrubs. There is a heated swimming pool and a small lake with summer house and deck. Vegetable gardens, greenhouse and garden shed. Courtyard to the rear with various store rooms and stables, cobbled and gravelled areas with double gates leading to the side.

COUNCIL TAX BAND: H

Directions: From our office in Fore Street, proceed out of town on the Hilperton Road leading into Hilperton Drive. At the second roundabout turn right following the signs to Steeple Ashton. Proceed over the crossroads and then at the T-junction turn right and towards the village of Steeple Ashton. Proceed into the heart of the village and past the Public House. Continue out of the village and the property can be found on the left hand side located via a Kingstons ‘For Sale’ Board.

Entrance Hall
Part glazed door to the side. Stairs to the first floor. Panelled doors off and into:

Sitting Room: 11’ 1” x 9’ 10” (3.38m x 2.99m)
Window to the side. Radiator. Door to the Main House front lobby.

Kitchen: 11’ 1” x 9’ 5” (3.38m x 2.87m)
Window to the side. Radiator. Selection of wall and base mounted units with rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in electric oven and hob with extractor hood over. Door to under stairs storage cupboard housing oil fired boiler. Vinyl flooring. Window and door to the Main House Sun Lounge.

FIRST FLOOR

Landing
Steps up and doors to the:

Bedroom One (7) 14’ 4” x 12’ 9” (4.37m x 3.88m)
Two windows to the rear and two skylights. Radiator.

Bedroom Two (8) 11’ 3” x 9’ 11” (3.43m x 3.02m)
Window to the side. Radiator.

Bedroom Three (9) 9’ 7” x 5’ 10” (2.92m x 1.78m)
Window to the side. Radiator.

Bathroom
Window to the rear. Panelled bath, wash hand basin and w/c.

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Viewing Arrangements
Please call 01225 777720 to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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