

Sold



4 BEDROOM SEMI-DETACHED | BRATTON ROAD, WEST ASHTON, BA14 | OFFERS IN EXCESS OF £375,000



## DESCRIPTION

Dating back to 1860 this beautiful semi-detached house has been comprehensively renovated throughout and cleverly fuses the period charm synonymous with the early Victorian period such as high ceilings; mullion windows; and panelled walls, with contemporary flourishes that make this a truly inviting home. The stylishly presented accommodation comprises four bedrooms, en-suite shower room and smartly presented family bathroom on the first floor. Downstairs there is a cosy sitting room with feature fireplace, a large dining room with wood burning stove and open plan styling to a very pretty cottage style kitchen. A split level staircase from the dining room rises to a further reception room currently utilised as a study. Externally there is off-road parking leading to a garage to the front and side access to the sunny South-West facing rear garden which offers exceptional views to the surrounding countryside from an elevated position. A paved patio area with pergola proves to be a real sun trap and in turn leads to a useful outbuilding currently used as a utility / laundry room with additional WC.

West Ashton is a highly regarded village situated around 2 miles to the South of the Wiltshire County Town of Trowbridge. This vibrant village is centred around the Village Hall, West Ashton Primary School and St. John's Church and is ideally located for long countryside walks. Access to local through routes is excellent with the A350 just a short drive away, whilst a comprehensive range of shopping and leisure facilities can be found in nearby Trowbridge and Bath (13.5 miles).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: E

Mains drainage, electricity and water. LPG Gas central heating.



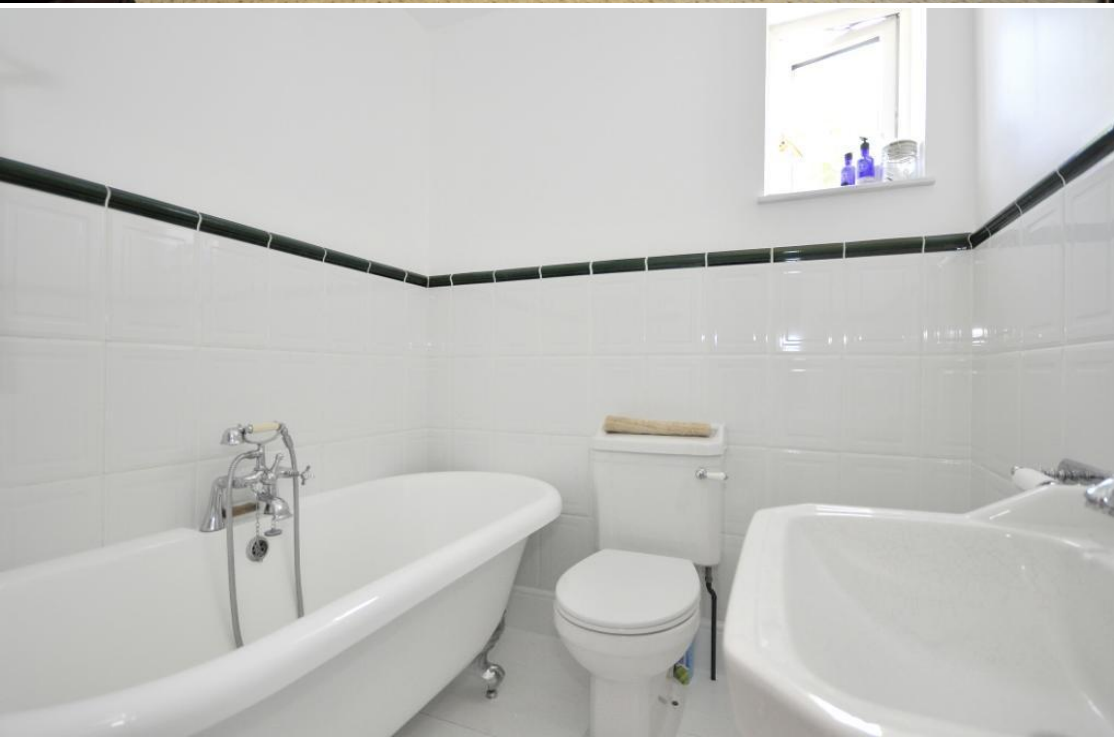


## KEY FEATURES

- Early Victorian semi-detached house
- Four bedrooms
- Impressive South-West facing garden
- En-suite facilities
- Pretty cottage style kitchen
- Recently renovated throughout
- Three reception rooms
- Garage and driveway parking
- Superbly appointed bathroom
- Favoured village location







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

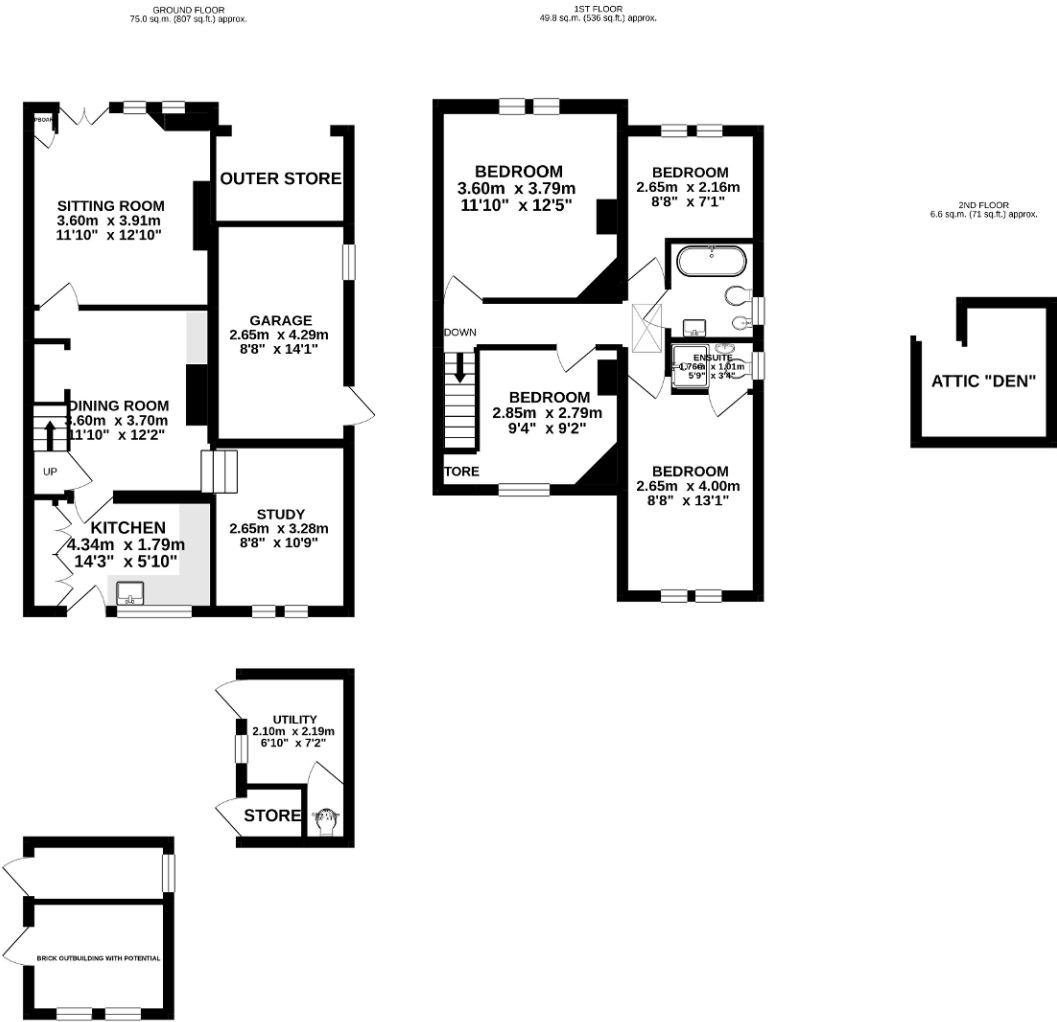
DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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TOTAL FLOOR AREA : 131.3 sq.m. (1414 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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