



DESCRIPTION

Quick! Unexpectedly back to the market! Dymott Square, a sought-after location in the village, offers a rare gem. Nestled in a peaceful cul-de-sac of similar detached executive homes and country cottages, this desirable family home sits within 0.25 acres of well-established gardens.

Recent renovations have transformed the property. New double glazing, a boiler, ceilings, en-suite bathrooms and shower rooms, fitted kitchen/breakfast room, flooring, and carpets have all been installed.

The entrance hall boasts oak flooring, leading to a spacious 22ft. kitchen/breakfast room, a huge 25ft. sitting room with a new wood-burning stove and Bath stone surround, a downstairs cloakroom, and a large dining room with French doors opening to the rear patio and garden.

A separate utility/boot room and a second sitting/playroom with more French doors to the garden complete the downstairs layout.

Upstairs, the magnificent 22ft. Master bedroom features built-in double wardrobes and a contemporary-style en-suite bathroom with a separate double shower. The second double bedroom also has a beautiful en-suite shower room, perfect for guests and growing children. Finishing off upstairs there are three more actual double bedrooms, one with built-in wardrobes and an lovely updated family bathroom.

Outside, the front boasts a large garden, providing ample space away from the adopted road. There is also off-road driveway parking for four good-sized cars and a double garage.

The rear garden is a beautifully maintained, private, and well-established sunny space with cleverly planted borders. It offers plenty of room to entertain family and



friends in a fully enclosed and desirable setting. Ideal for garden parties in the warmer months ahead.

In summary, this immaculate family home in a wonderful setting has undergone significant improvements and is sure to impress any buyer seeking a home to move into and enjoy without any worries at all.

Dymott Square, nestled in the heart of Hilpertown village, a sought-after village just two miles east of Trowbridge, the county town.

This charming Wiltshire village boasts an array of excellent local amenities. A popular village school, a village hall with a park and allotments nearby, a picturesque church just around the corner, a bustling pub within easy walking distance, and local shopping options all contribute to the village's allure.

Hilpertown's doorstep offers ample opportunities for outdoor enthusiasts. The village is surrounded by picturesque walks and open countryside, including the Hilpertown Gap and the breathtaking Kennet and Avon Canal.

For those seeking a wider range of shopping, leisure, and educational facilities, the vibrant centre of Trowbridge is just a short drive away. Additionally, the stunning Georgian city of Bath is conveniently located within ten miles.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: G

EPC Rating: New EPC

All mains services connected. Gas central heating.

Agents Note: Under Section 21 of the Estate Agents Act we hereby give notice that the current vendors of this property are related to one of the director's of Appleby & Townend.



KEY FEATURES

- Highly desirable family home
- Wood burning stove & Bath stone surround
- Downstairs cloakroom & separate utility
- Two en-suites & family bathroom
- Double garage
- Three reception rooms
- 22ft. kitchen/breakfast room
- Five double bedrooms
- Large fully enclosed private rear garden
- Driveway parking for four cars



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

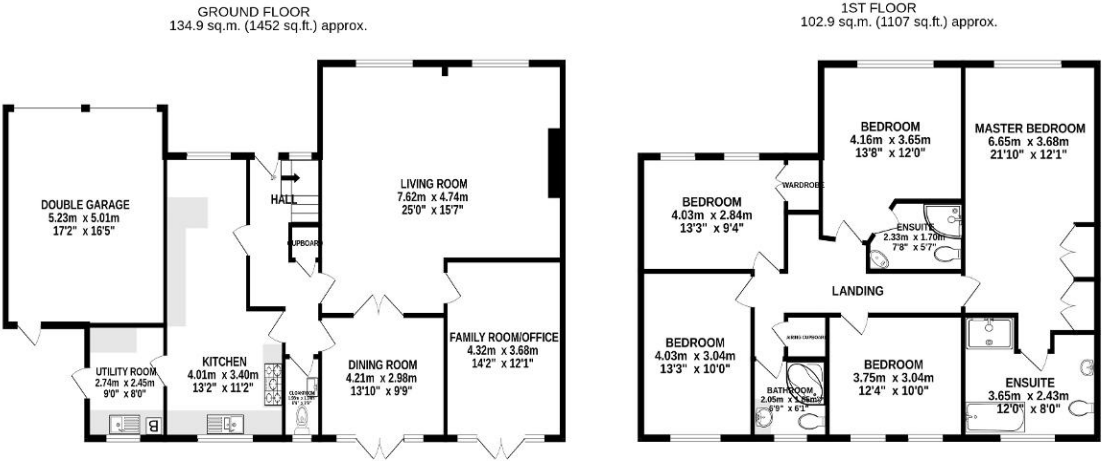
DISCLAIMER

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.

APPLEBY & TOWNEND

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TOTAL FLOOR AREA : 237.8 sq.m. (2560 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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