



# Braeside

## 22 Acre Short Lane

### Steeple Ashton

### BA14 6HD

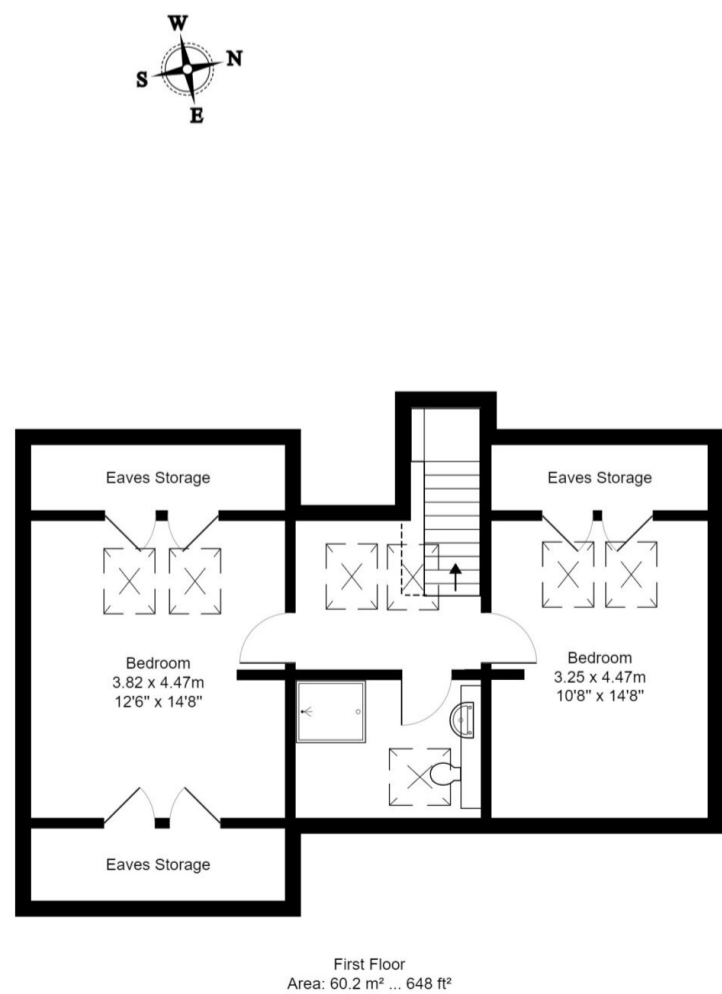
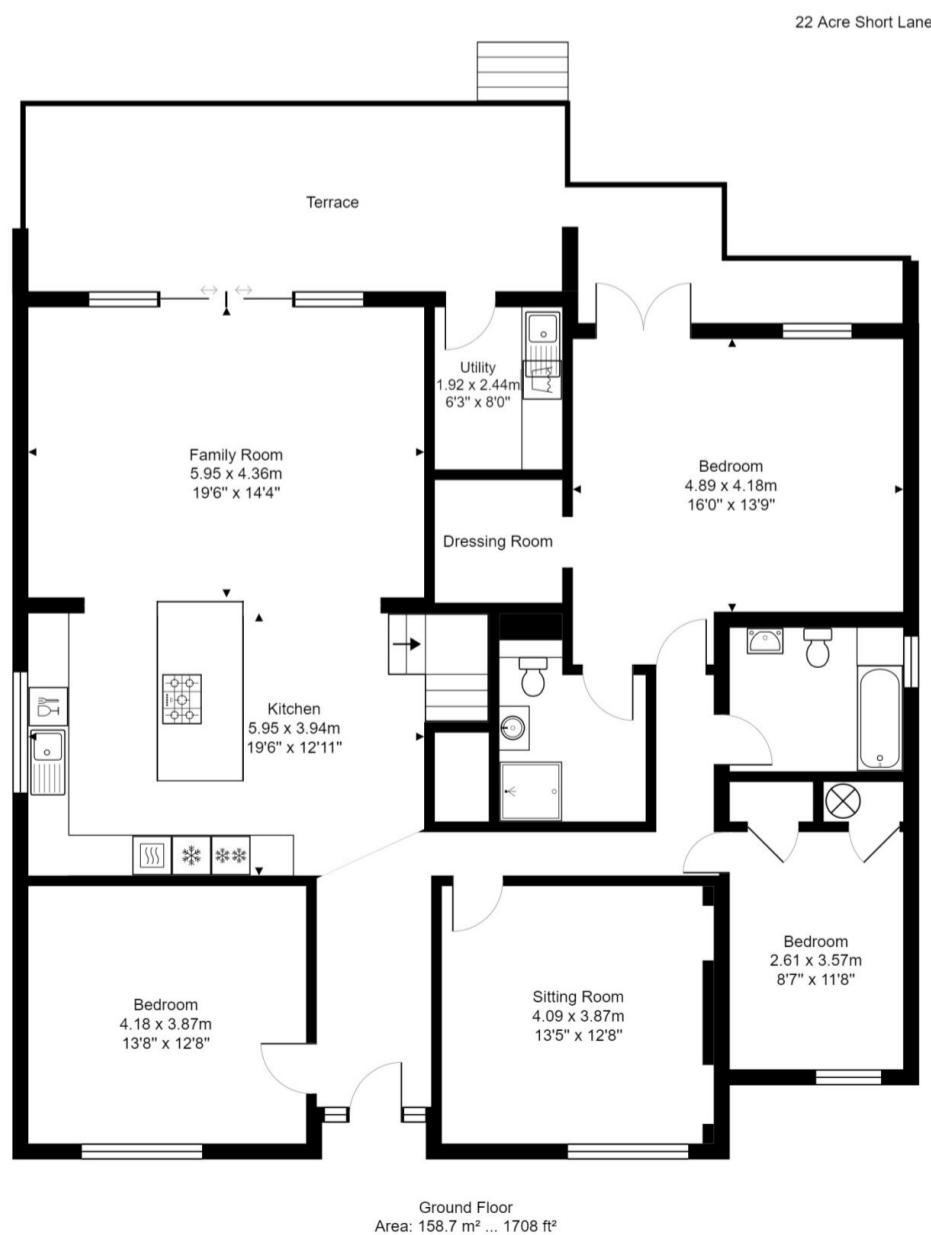
An impressive, substantial and recently refurbished 5 double bedroom detached family home, with ample parking and spacious gardens overlooking the countryside. The refurbishment is almost complete with just a few finishing touches to be made allowing a prospective purchaser to put their own personal stamp on the property. Offered with no onward chain.

Tenure: Freehold

**£750,000**

#### Property Features

- 5 bedroom detached home
- Recently refurbished with just a few finishing touches to be made
- Impressive 30ft Kitchen/Dining/Family Room
- Ample Parking
- Level Garden with countryside views
- Air source heat pump
- No onward chain



Total Area: 218.9 m<sup>2</sup> ... 2356 ft<sup>2</sup> (excluding terrace)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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# Accommodation

## Ground Floor

### Entrance Hall

With tiled flooring, underfloor heating, open to the kitchen/dining/family room, doors to bedroom 1,2,3, living room, bathroom, understairs cupboard, LED downlighting.

### Kitchen/Dining/Family Room

With tiled flooring, under floor heating, range of floor and wall mounted units with composite work surface areas, inset copper sink with copper mixer tap, Bosch mid-height double oven, integrated Kenwood dishwasher, integrated fridge and freezer, island/breakfast bar with composite work surface, induction hob having downdraft central extractor, rear aspect glazed sliding doors opening onto the garden, side aspect double glazed windows, sliding door to utility room, stairs rising to first floor, LED downlighting.

### Living Room

With tiled flooring under floor heating, front aspect window, feature wall with inset contemporary electric fire and shelving, LED downlighting.

### Bedroom 1

With tiled flooring, under flooring heating, rear aspect French doors to garden, rear aspect window, open to walk-in wardrobe, LED downlighting, door to:-

### En Suite Shower Room

With continuation of tiles, walk in shower with tiled surround and glazed screen, brushed brass rainforest shower head, low flush WC, wash hand basin with fitted vanity, brushed brass mixer tap and tiled splashback, heated towel rail, LED downlighting, extractor fan.

### Bedroom 2

With tiled flooring, under flooring heating, front aspect window, LED downlighting.

### Bedroom 3

With tiled flooring, under flooring heating, front aspect windows, 2 storage cupboards one housing hot water cylinder, LED downlighting.

### Bathroom

With tiled flooring, under flooring heating, bath with tiled surround and shelf, low level WC, vanity unit with inset wash hand basin and mixer tap, side aspect obscure glazed window with tiled cill, heated towel rail, LED downlighting, extractor fan.

### Utility

With tiled flooring, under flooring heating, range of floor and wall mounted units having composite work surface area incorporating stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, rear aspect glazed door to garden, LED downlighting.

## First Floor

### Landing

With doors leading to bedrooms 4, 5 and bathroom, 2 rear aspect Velux windows, LED downlighting.

### Bedroom 4

With 2 rear aspect Velux windows, 4 eaves storage cupboards, LED downlighting.

### Bedroom 5

With 2 rear aspect Velux windows, 2 eaves storage cupboards, LED downlighting.

### Bathroom

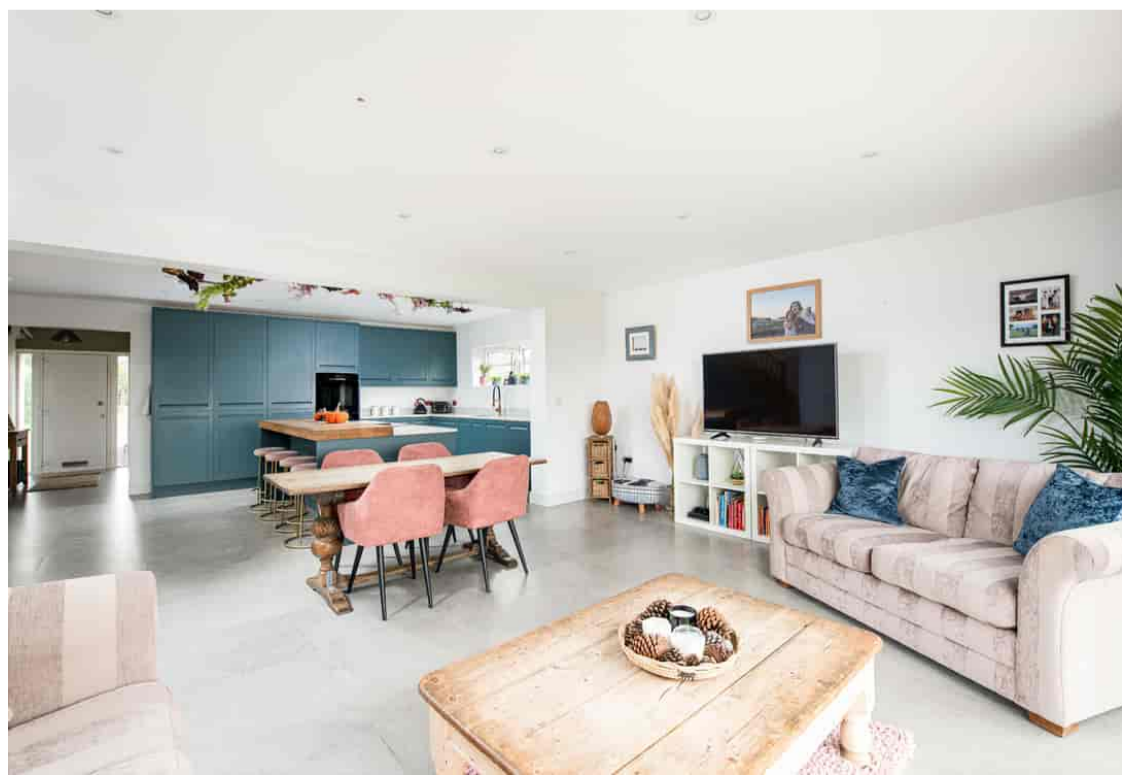
With shower cubicle having rainforest showerhead, glazed screen and tiled surround, low level WC, vanity unit with inset wash hand basin and mixer tap, built-in cupboards, front aspect Velux window, heated towel rail, LED downlighting.

# Externally

## Garden and Parking

To the front of the property there is ample parking on the graveled driveway with side access leading around to the rear of the property.

Braeside is complimented with an open and spacious level lawned garden overlooking the peaceful countryside. There is a well proportioned raised seating area which is accessible directly from the family room, utility and principal bedroom. The garden is an excellent area which is currently very much a blank canvas but has potential to become a truly glorious space.



## Situation

The picturesque village of Steeple Ashton is surrounded by stunning countryside and conveniently placed, within 10 miles of many of Wiltshire's market towns including; Trowbridge, Bradford on Avon, Melksham, Devizes, Westbury and Warminster, providing a variety of amenities, shopping facilities and railway stations.

The village itself has a shop and cafe supplying local produce and staffed by volunteers from the community, weekly Post Office facilities and The Longs Arms public house which has an excellent reputation for both food and hospitality. There are many period buildings within the village, notably the Norman church, St Marys which dominates the skyline.

The World Heritage City of Bath lies approximately 15 miles distant and provides a full range of amenities and cultural interests including the Theatre Royal, Thermae Spa and numerous museums.

## Description

Braeside is an impressive and substantial 5 bedroom detached family home recently renovated to an excellent contemporary modern finish. As you enter the property you are welcomed into the hallway which leads onto the open and light 30ft kitchen/dining/family room. The family room boasts glazed sliding doors to the rear opening onto the raised seating area overlooking the garden and glorious countryside views. The kitchen has a range of attractive units and work surface with fully fitted appliances and completed with a fantastic island/breakfast bar. Access to the utility room is via the family room, but for muddy boots there is a door directly from the garden. The living room is accessed from the hallway and enjoys a large front aspect window as well as a feature wall including an inset gas fire for the cooler months. The principal bedroom is also found on the ground floor and beams with light from French doors opening onto the raised seating area and benefits from a splendid walk-in wardrobe in addition to the spacious ensuite with walk-in shower. The ground floor accommodation is completed with bedrooms 2 and 3, both being doubles and a roomy family bathroom.

The first floor consists of a further 2 double bedrooms with glorious views and a bathroom. Upstairs is very much a blank canvas and requires cosmetic finishes by the prospective purchaser.

## General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Underfloor heating

Local Authority: Wiltshire Council

Council Tax Band: Band D - £2,120.60

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