

# Eastbrook,

Hoopers Pool, Southwick, BA14 9NG

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Guide £725,000 - £750,000 Freehold

A delightful, double fronted, three bedroom detached house offering plenty of outside space, stables, a hay barn and plenty of parking, within this sought after village on the Somerset/Wiltshire border.

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## DESCRIPTION

A delightful, double fronted, three bedroom detached house offering plenty of outside space, stables, a hay barn and plenty of parking within this popular village on the Somerset/Wiltshire border.

You enter the home through an entrance porch which leads to a spacious dining room which has access to the first-floor accommodation as well as a set of double doors which lead out to the garden. Towards the rear of the house there is a WC and a well-equipped utility room.

To the front of the house and off from the dining room there is a separate reception room that can be used as a study or an office, offering plenty of natural light and use of a log burner as well. The next reception room, currently utilised as the main living room, also benefits from a log burner and provides access to the garden, the first-floor accommodation and through to the kitchen. The kitchen is fitted with a range of base and wall units, an integrated oven and hob and room for white goods. This space enjoys plenty of natural light due to its triple aspect orientation. There is also enough space to have a separate dining table and chairs. From the kitchen you also have access to the outside space via a pair of doors leading out onto a decking area.

On the first floor there is a landing providing access to all three bedrooms, two of which are good size doubles and one being a single room.

There is a family sized Jack and Jill bathroom shared by one of the double bedrooms and the single bedroom.

The master bedroom, which is towards the rear of the home, offers plenty of natural light due to it being dual aspect. There is a small kitchenette area which would be perfect for multi-generational living. The master bedroom also has access to an en-suite bathroom and is finished to a high standard.

## OUTSIDE

Eastbrook is complemented by a spacious garden which is mainly laid to lawn, however there is an area of decking which can be used as lovely outside dining or entertaining area. With the property you also have three stables, a hay barn and a garage.

There is plenty of off-road parking for multiple vehicles and an outbuilding that could potentially be converted to a separate annex subject to gaining relevant permissions.

## LOCATION

Southwick is a large village with a pub, church, shop, junior school, and a village social club situated on the outskirts of the Wiltshire County town of Trowbridge and seven miles from the market town of Frome, with nearby Bradford on Avon all providing a mixture of individual shops and larger stores. Bath is also within commuting distance. There are lots of accessible countryside walks close by including the 156-acre Southwick Country Park.







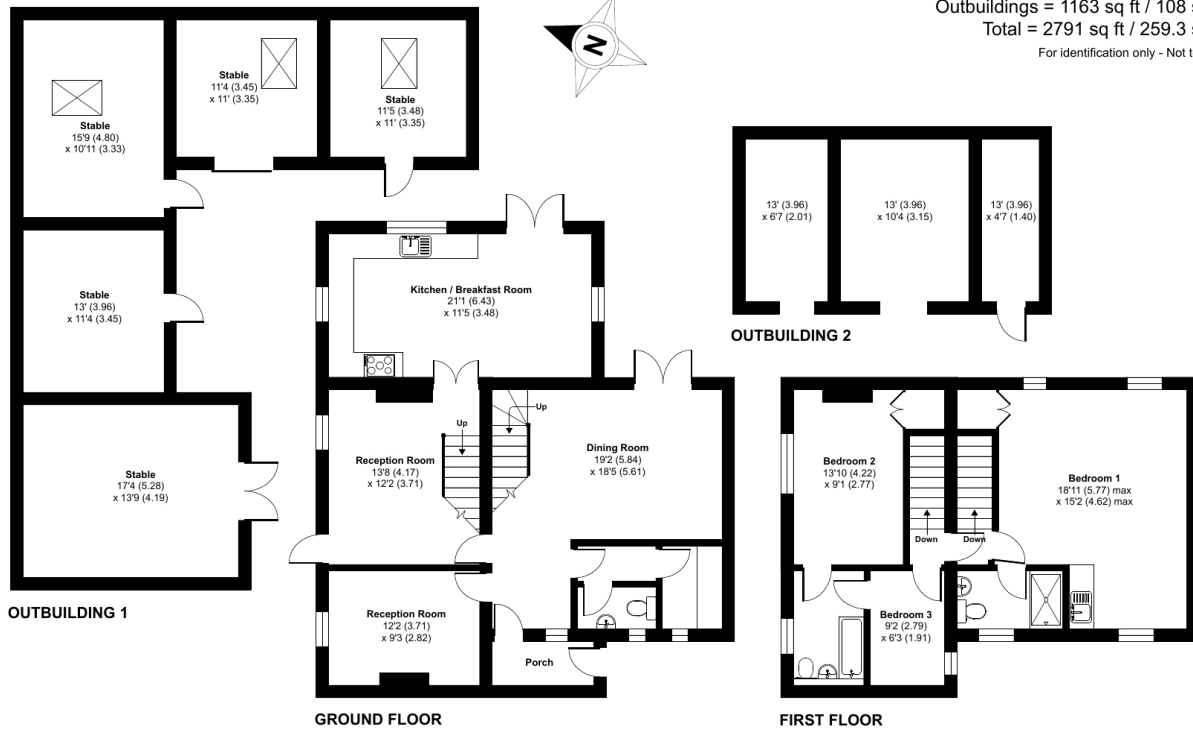
# Hoopers Pool, Southwick, Trowbridge, BA14

Approximate Area = 1628 sq ft / 151.2 sq m

Outbuildings = 1163 sq ft / 108 sq m

Total = 2791 sq ft / 259.3 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). © richcom 2023. Produced for Cooper and Tanner. REF: 970261



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