



11-12 Scotland, Southwick, BA14 9RL

Guide £930,000 - £950,000 Freehold

COOPER  
AND  
TANNER



# 11-12 Scotland, Southwick, BA14 9RL

 5  4  3 EPC's House: E Annex: D

Guide £930,000 - £950,000 Freehold

## Description

Set at the very end of a quiet country lane, surrounded by fields, between the villages of Southwick and North Bradley, this impressive family house is perfect for large families and multi-generational living.

Formerly a pair of cottages the house itself is attractive, detached and enjoys great room proportions. The front door opens into a spacious hallway with access into the downstairs w.c., a door through to the lounge and one of the staircases leads to the first floor. The main living room is in the centre of the house, a fantastic size and complemented by beams and a 'Morso' woodburning stove. A charming snug with an inglenook fireplace and more beams provides a second reception room, ideal for those larger families. The kitchen/dining room is a great size, big enough to entertain. There are a range of wall and base units, room for appliances, an oil-fired Aga and space for a table and chairs. Windows look over the beautifully stocked gardens and a door leads into the utility/boot room. Currently used as a music space, a fabulous large room to the back of the house enjoys tall ceilings, lots of natural light and two sets of double doors spilling out onto the gardens. This multi-purpose area provides great flexibility. There is also a conservatory looking onto the gardens.

The first floor has access via two staircases. One staircase leads to three bedrooms (two doubles and one single) and a bathroom. The second staircase leads to a big landing which provides access to a large, dual aspect master bedroom and a large shower room. The master bedroom is a wonderful size and features tall ceilings, fitted wardrobes and far-reaching views across the gardens and surrounding countryside.

## The Annex

The annex is completely detached from the main house and includes a lovely light and airy living room with a wood burner and doors to the gardens. There is a good size kitchen/breakfast room with dual aspect windows, a large shower room, a dual aspect bedroom with stunning views and a w.c.

## Outside

Set in a simply stunning, semi-rural position, the house enjoys large, beautifully managed, well stocked and private gardens. There is an area of lawn, a number of seating areas to find yourself consumed by the view, vegetable patches, fruit cages and a wide variety of plants, shrubs and trees. At the far end of the garden is a detached double garage which is complete with electric doors, power, light, a workshop space and store and first floor storage. To the front of the garage is further off-road parking.

## 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.











### Local Information Southwick

**Local Council:** Wiltshire

**Council Tax Band:** G

**Heating:** Oil central heating

**Services:** Mains electricity, water and drainage

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Warminster, Westbury
- Bath and Frome



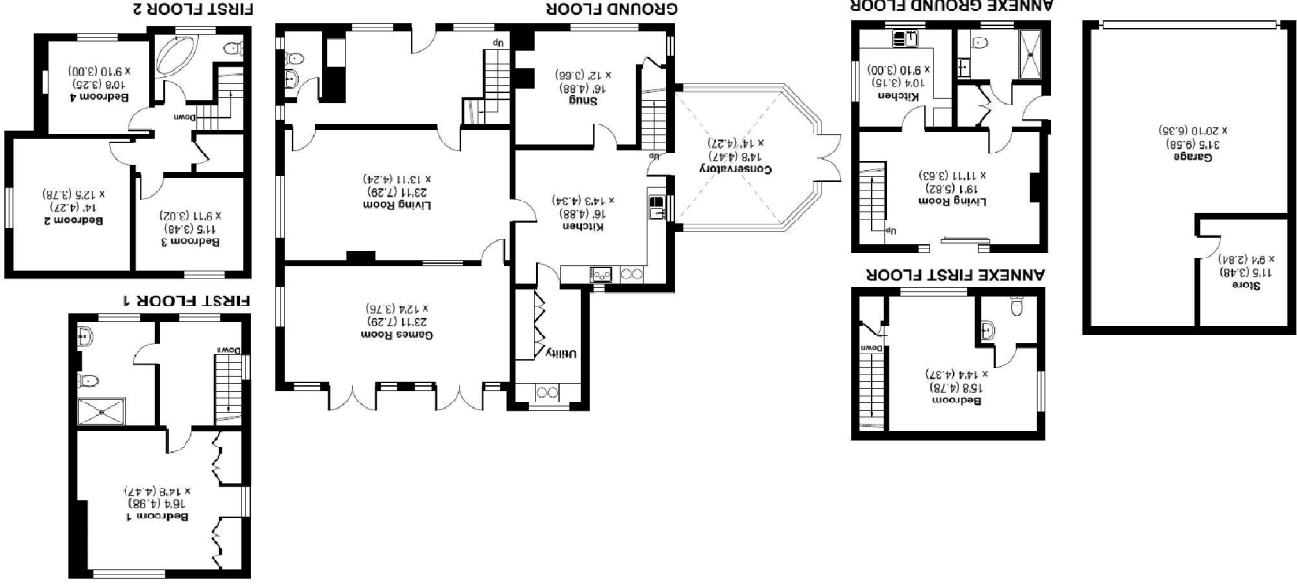
#### Nearest Schools

- Bath, Beckington, Bruton, Street
- Warminster and Trowbridge



## Scotland, Southwick, Trowbridge, BA14

Approximate Area = 2615 sq ft / 242.9 sq m  
 Annex = 707 sq ft / 65.6 sq m  
 Garage = 655 sq ft / 60.8 sq m  
 Total = 3977 sq ft / 369.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nchroom 2023. Produced for Cooper and Tanner. REF: 1016939

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