





# 2 Hilbury Court Hilperton Road Trowbridge BA14 7JW

An attractive and immaculately presented 4 bedroom, Grade II listed Georgian townhouse retaining a wealth of period features and situated within a private, gated terrace.

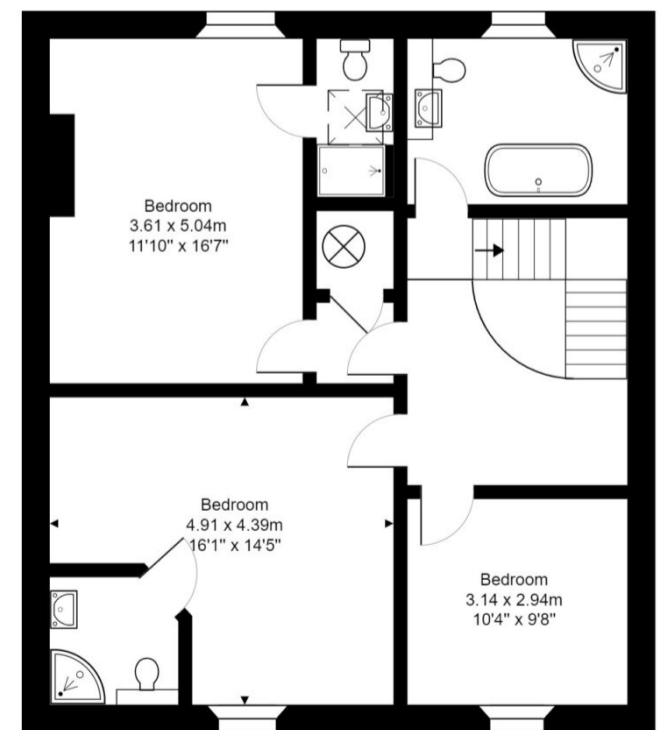
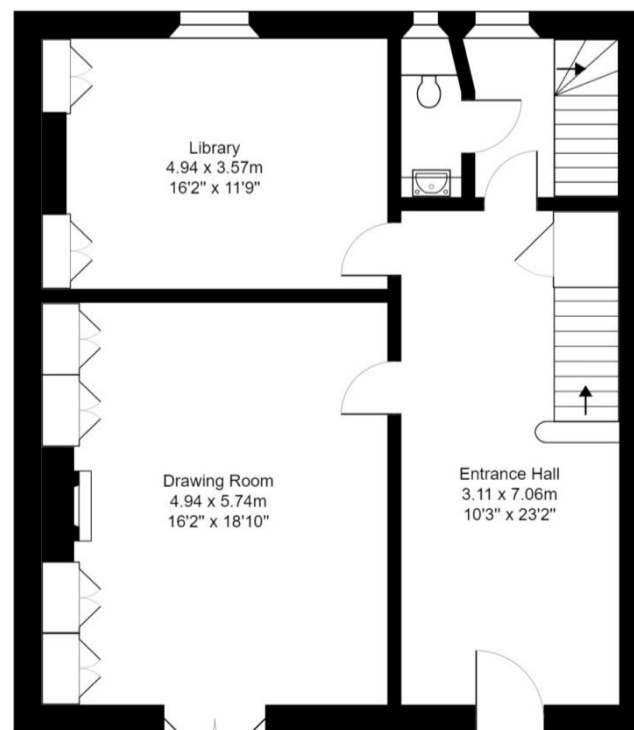
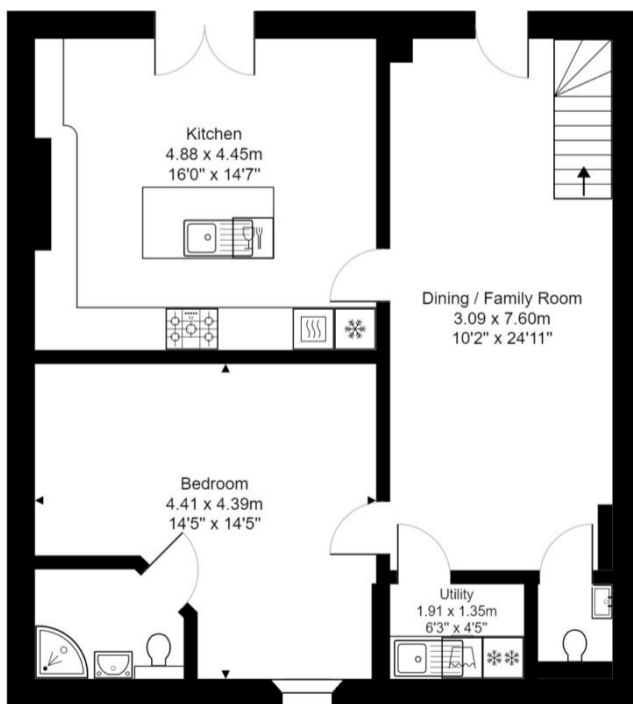
Tenure: Freehold

**£795,000**

## Property Features

- Grade II listed period property
- Beautiful Georgian features
- 4 double bedrooms
- En suite facilities
- 3 reception rooms
- Lengthy level lawned garden
- Private parking for 5 vehicles within gated development
- Gigabit internet with Cat5 cabling throughout

2 Hilbury Court



Total Area: 232.6 m<sup>2</sup> ... 2504 ft<sup>2</sup>

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

### Porch

With stone pillars and partially glazed front door to:-

### Entrance Hall

With stairs rising to first floor having wrought iron balusters and fine wood handrail, stairs descending to lower ground, decorative corning, ornate corbel arch, Karndean flooring, antique style radiators, bespoke panelled cupboards with hanging space and shelving, understairs storage cupboard with light, further cupboard, sash window overlooking rear garden.

### Drawing Room

With front aspect windows with working shutters and doors, decorative cornice, ornate ceiling mouldings, antique style radiators, fireplace with inset working fire, marble surround and granite hearth hall, low level recessed cupboards to either side, arched alcoves, wall lights.

### Library

With rear aspect sash window having working shutters and overlooking the garden, antique style radiator, decorative corning, downlights, recessed cupboards.

### Cloakroom

With WC, vanity unit having inset wash hand basin, tiled flooring, partially tiled walls, downlighting, extractor fan, chrome ladder style radiator, high level rear aspect window.

## Lower Ground Floor

### Family/Dining Room

With glazed panel door to rear garden and patio area, radiators, Karndean flooring, downlighting, door to:-

### Utility Room

With a range of floor and wall mounted units having oak work surfaces area incorporating square sink and drainer, radiator, space and plumbing for washing machine, space for tumble dryer. Downlighting, extractor fan, radiator, CAT5 box.

### Cloakroom

With WC, vanity unit having inset wash hand basin, tiled splashback, recessed cupboard housing, radiator.

### Guest Suite

### Bedroom

With front aspect window, radiator, downlighting, built-in wardrobes.

### En Suite Shower Room

With WC, vanity unit having inset wash hand basin, shower cubicle with digital Mira shower, rain forest head and wand, underfloor heating, ladder style radiator, Karndean flooring, partially tiled walls, extractor fan.

### Kitchen

With a range of stone coloured floor and wall mounted units having silestone worktops, integrated AEG fridge/freezer, AEG 5 ring induction hob having Elica extractor over, AEG fan oven and combi oven, tiled splashback, under-unit lighting, ladder unit with pull-out drawers, island unit with silestone worktop incorporating 1½ bowl stainless steel sink with Quooker tap, integrated dishwasher, breakfast bar, radiator, further undercounter storage units, glazed double doors to the rear terrace.

## First Floor

### Landing

With decorative corning, downlight, domed roof lantern having decorative plaster moulded surround. Boiler cupboard housing gas fired Worcester Greenstar boiler and water cylinder.

### Family Bathroom

With WC, vanity unit having inset wash hand basin, freestanding oval bath, shower cubicle with chrome shower head and wand, chrome style ladder radiator, partially tiled walls, extractor fan, Karndean flooring, downlighting, corning, picture sash window.

### Bedroom 3

With front aspect sash window having decorative wrought iron window basket, corning, downlighting, radiator.

### Bedroom 2

With front aspect sash window having decorative wrought iron window basket, built-in bespoke wardrobes, recessed shelving, radiator.

### En Suite

With WC, vanity unit having inset wash hand basin, shower cubicle with digital Mira shower, rain forest shower head and wand, ladder style radiator, underfloor heating, extractor fan, downlighting.

### Bedroom 1

With rear aspect sash window, corning, built-in bespoke wardrobes, radiator, downlighting.

### En Suite

With WC, vanity unit having inset wash hand basin, shower with sliding door and marble effect tiled walls, tiled flooring and partially tiled walls, underfloor heating, roof light, extractor fan.

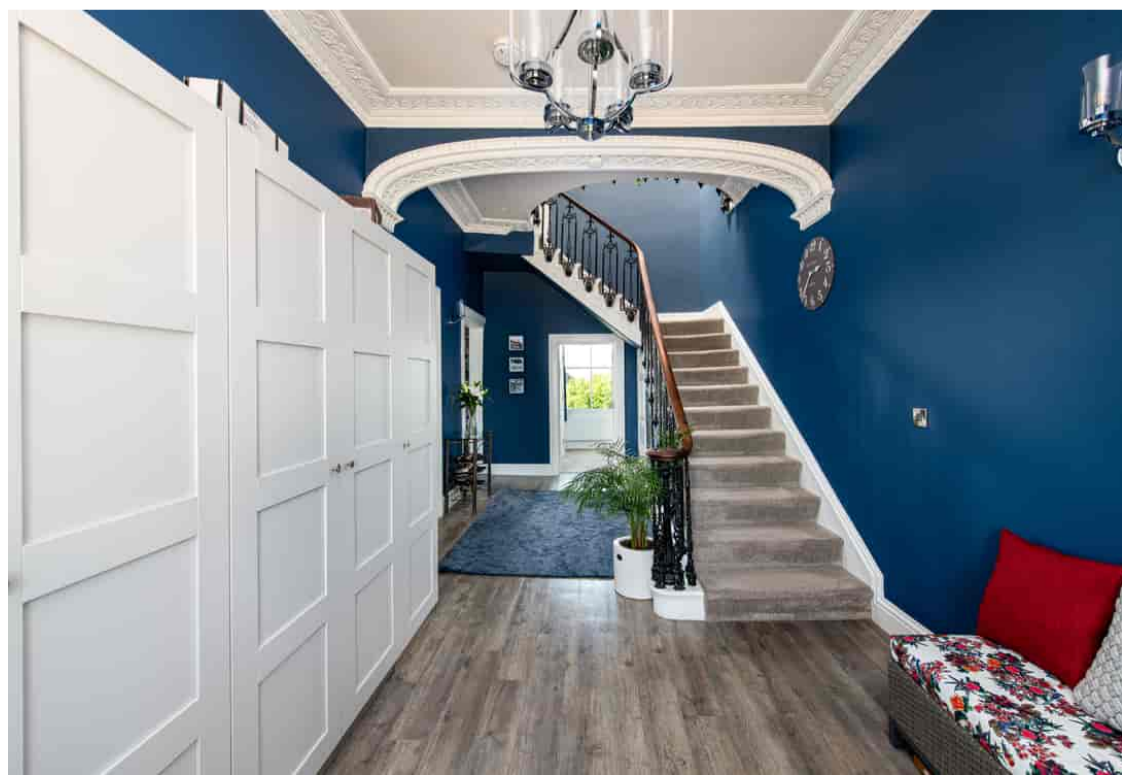
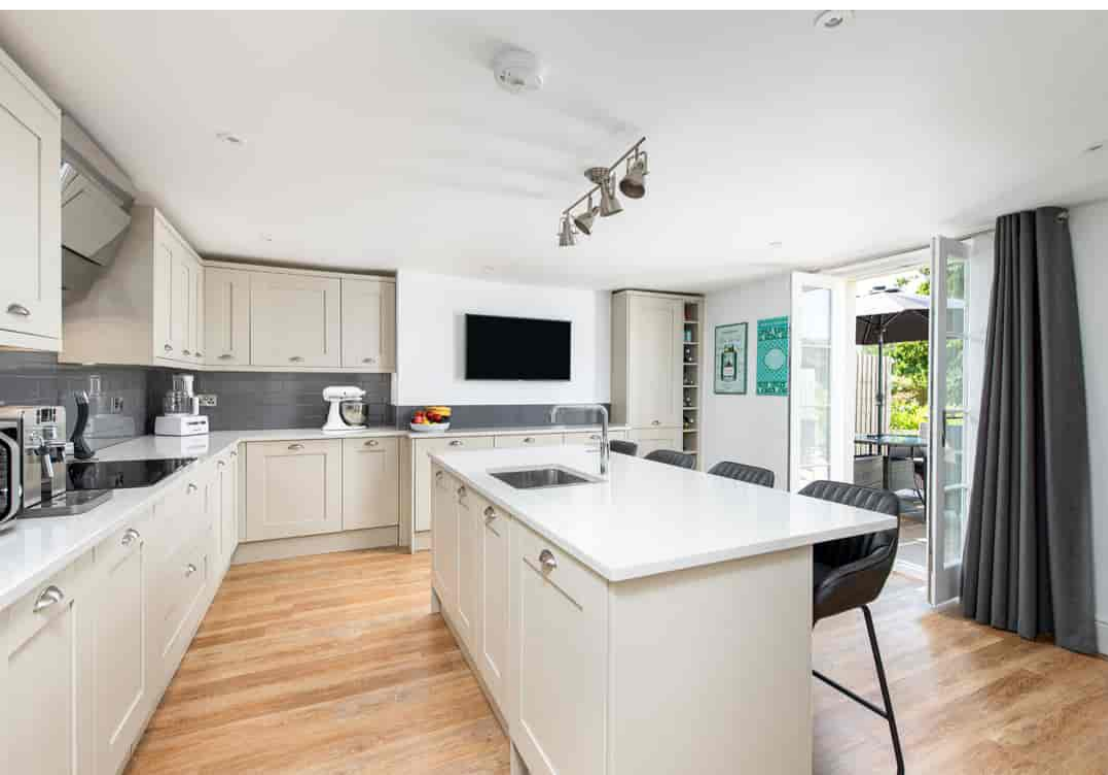
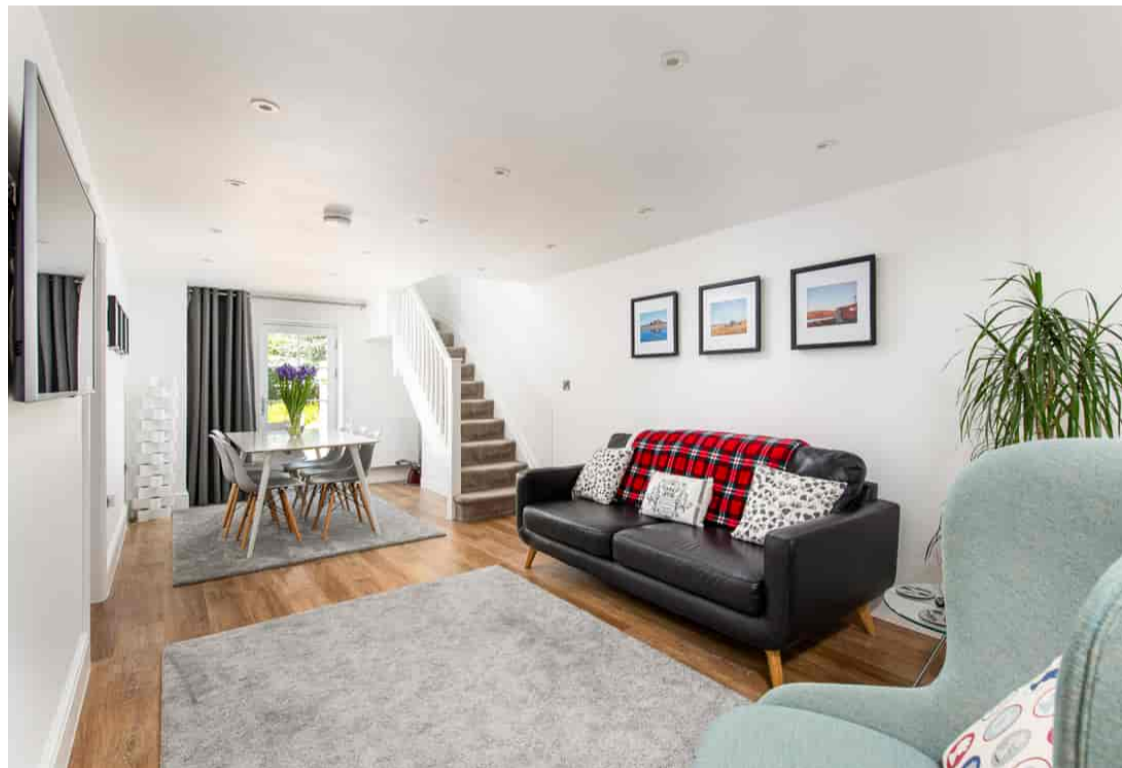
## Externally

### Garden and Parking

Hilbury Court is approached via a shared gravel "in and out" driveway and allows parking for 5 vehicles for No. 2.

There is well stocked flower border with lavender and roses and stone steps with wrought iron handrails lead up to the front door.

The rear garden is delightful with a private patio area and steps down to gravelled path and level lawn having an attractive water feature and a number of fruit trees including apple, plum and pear.





## Situation

2 Hilbury Court is situated just off the favoured Hilperton Road.

Trowbridge is the County town of Wiltshire and thus provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is approximately 12 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 17 miles away.

## Description

No. 2 Hilbury Court is a Grade II listed, beautifully refurbished townhouse that has been further upgraded to a high specification by the current owner.

The property offers all the benefits of modern living with CAT5, luxury bathrooms with underfloor heating, bespoke contemporary style kitchen with integrated appliance yet retains a plethora of splendid Georgian features.

The entrance hall is flooded with light and retains many features including intricate cornicing and leads to 2 formal reception rooms having sash windows and working shutters. A cloakroom completes the ground floor accommodation.

The lower ground floor has a contemporary feel with the family/dining room and kitchen both enjoying glazed doors onto the private terrace and garden beyond. There is also a utility room, cloakroom and guest suite on this level.

The first floor landing has a magnificent dome lantern allowing light to flood through. There are 3 spacious bedrooms, 2 of which have bespoke fitted wardrobes and en suite facilities The luxury family bathroom completes the accommodation.

The property is approached through gates to a shared gravel "in and out" driveway and No.2 Hilbury Court benefits from 5 private parking spaces.

Externally the lengthy rear gardens which is predominantly laid to level lawn has a delightful water feature and a variety of fruit trees.

## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating with electrical underfloor heating

Local Authority: Wiltshire Council

Council Tax Band: Band F - £3,513.76

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