



3 Rodwell Hall, Trowbridge, Wiltshire, BA12 7LU

Guide Price £520,000 Freehold

COOPER  
AND  
TANNER



# 3 Rodwell Hall, St Thomas Road. Trowbridge, Wiltshire, BA14 7LU

 4  3  1 EPC N/A

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## Description

Rodwell Hall is a substantial Tudor Gothic style Victorian residence that formed part of the original Rodwell Hall Mansion. This fine home is believed to have been built and remodelled in the late 1800's and was owned by a local Wool Merchant.

The property has had many improvements carried out by the present owners, however, still requires ongoing enhancements.

This gracious home is in a favoured part of the town being just off Victoria Road. This area shares a selection of fine Victorian homes.

An arched entrance door gives access to the main vestibule and main hallway with original tiled flooring, natural stone wall and staircase. The kitchen / dining room has a range of painted units with wood tops, tiled flooring, and feature wood ceiling.

The living room has two large windows that overlook the main garden along with a fireplace and stove. A garden room was added in the 1970's and has doors to the garden. Cloakroom and ample storage.

The galleried first floor landing has exposed wood flooring with panelled doors giving access to the four bedrooms with the main room having an impressive Mullion Stone Bay window.

The main bathroom has been upgraded and has feature panelled walling. Outside are pleasing grounds that are mainly laid to lawn and incorporate various plants and shrubs and surround by Stone walling and part fencing. At the foot of the garden is a detached single garage and parking space.

Viewing comes highly recommended to realise the full potential of this substantial residence.









## Location

Trowbridge Town Centre provides a range of shops and other businesses for all your everyday needs. A weekly market is held in Fore Street every Wednesday, and a farmers' market every second and last Friday of every month. A daily covered market is also to be found in Castle Place. The Odeon Cinema brings the best of the latest cinema offerings to Trowbridge.

Trowbridge Station has connections to Bath/ Bristol / Bradford on Avon / Westbury. Services from Trowbridge to Reading is via Westbury. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west.



Local Information – Rodwell Hall

**Local Council:** Wiltshire Council

**Council Tax Band:** G

**Heating:** Gas fired central heating

**Services:** Main Drainage, Mains Electricity and Water /Gas

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Westbury
- Warminster

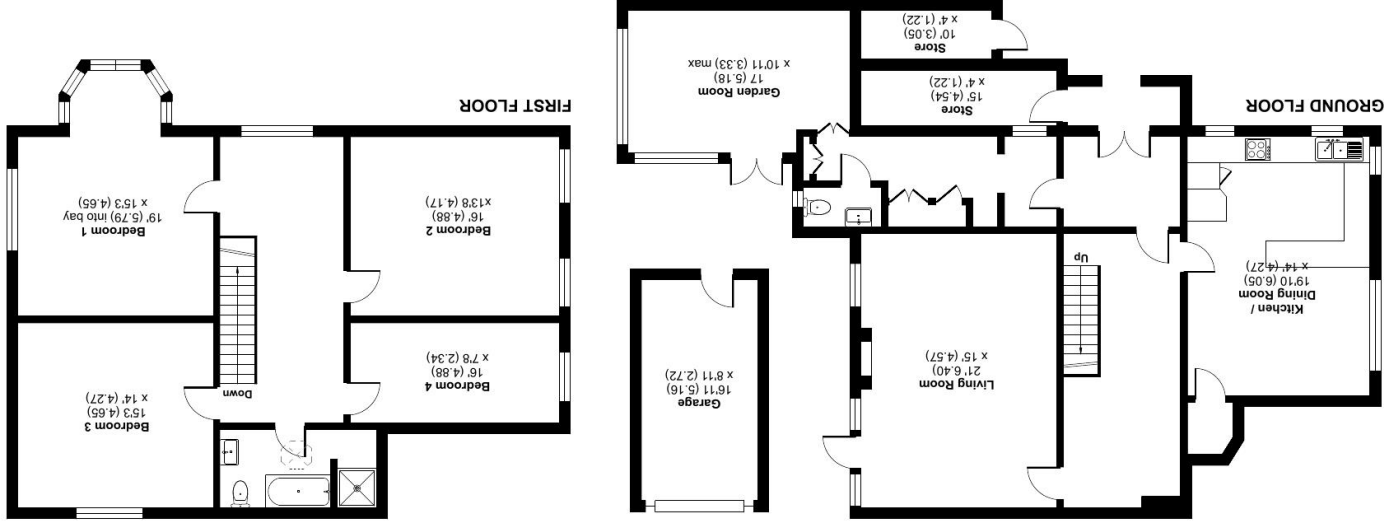


### Nearest Schools

- Trowbridge
- Warminster/Westbury/BOA

# Rodwell Hall, St. Thomas Road, Trowbridge, BA14

Approximate Area = 2334 sq ft / 216.8 sq m  
 Garage = 151 sq ft / 14 sq m  
 Outbuilding = 102 sq ft / 9.4 sq m  
 Total = 2587 sq ft / 240.2 sq m  
 For identification only - Not to scale



**Certified Property Measurer**  
 RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
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