



MAXCROFT HOUSE

HILPERTON MARSH, WILTSHIRE

**COBB
FARR**

Bath & Bradford on Avon



MAXCROFT HOUSE

MAXCROFT LANE

HILPERTON MARSH

BA14 7PY

Set in a wonderful location backing onto open fields and overlooking the Kennet and Avon Canal, a large Late Georgian detached family house with a high specification, well proportioned accommodation, a detached garage and delightful gardens.

- Detached, Grade II listed property
- 5 bedrooms
- En suite facilities
- 3 reception rooms
- Delightful garden
- Double garage and parking
- Viewings Strictly by Appointment Only





SITUATION

Maxcroft House, formerly and historically known as Staverton Wharf House, is tucked away down a quiet private lane and is situated on the western fringes of the village. Country walks can be enjoyed literally from the doorstep while the tow path of the fully restored Kennett and Avon Canal is within a stones throw. Hilperton enjoys a thriving community with renowned facilities to include a post office, village stores and public houses.

This idyllic location has excellent access to most routes. Nearby Bradford on Avon is within only a few minutes drive as is the county town of Trowbridge which offers all modern conveniences. The World Heritage City of Bath is also within approximately 20 minutes drive which provides excellent schools to include; King Edwards, Prior Park and Monkton Combe. Dauntsey's and St Augustines Catholic School are also nearby. Staverton Primary School is well reputed. Trowbridge Rail station is 2 miles away. Access to M4 Motorway in under half an hour.





DESCRIPTION

This charming period property has been renovated and refurbished to exacting standards over the years by the present owners with high quality Kitchen, Study and Bathroom fittings and now offers a comfortable, indeed unique base for the established or expanding family.

The accommodation laid out over 2 levels is very flexible with 5 bedrooms, 3 receptions and a lovely conservatory overlooking the delightful gardens. The property is approached over a long private road to parking and a double garage.

Viewings strictly by appointment only.



ACCOMMODATION

GROUND FLOOR

Heavily panelled front entrance door to:-

Reception Hall

With stained glass casement windows overlooking the garden. Wall mounted meter cupboard. Front staircase to 1st floor.

Study

Fully fitted with a range of 'Smallbone' wall and base limed ash timber units with wall panelling, dresser and counter working surfaces. Handsome Bath stone fireplace, slate hearth and fitted Jetmaster open fire, triple aspect sash and shutter windows offering views over garden, drive and canal.

Family/Breakfast Room

With sash window overlooking the canal, wall lighting, Bath stone fireplace and hearth, Wide Oak engineered flooring, part exposed stone wall. Access to kitchen.

Living Room

Having fireplace with timber surround slate hearth, fitted jet master open fireplace deep sash window to the side overlooking garden, twin glazed doors giving access to:-

Dining Room

With solid wood flooring, concealed radiator, front aspect wooden framed double glazed window, open to the:-

Conservatory/Dining Area

Having solid timber construction, customized space with dual aspect overlooking garden, two sets of glazed doors giving access to the terrace and garden. Sandstone pattern floor, window seats, bespoke built-in dresser with glazed display panels. Twin doors to:-

Kitchen

With a range of customized In frame painted base units with granite work surfaces, induction hob, fan oven with extractor hood over, sink and drainer, oil fired Aga set into fireplace with Bath stone surround and mantle, fridge/freezer recess with water feed and power. large island unit with fitted wine cooler and cupboards, granite work surface, sinks and drainer, Wide Oak engineered flooring, large window to side overlooking the canal, part glazed door to:-

Boot Room

With separate access from the side of the property. Balanced flue Valiant Gas boiler.

Internal Lobby

Half glazed door to terrace/garden.

Utility

with a range of wall and base units counter working surfaces, stainless steel sink, heated drying rail, window overlooking rear garden. Amtico floor.

Cloakroom

With hand basin, WC, stone tiled floor, heated towel rail.

FIRST FLOOR

Bedroom 1

With fitted wardrobes original decorative cast iron basket grate with timber surround, triple aspect with views over drive, canal and garden. With front aspect of Velux window having electrically operated blind, 2 Gothic rose style windows, wooden wall panelling, radiator, recessed dressing area with space for dressing table, door to:-

En Suite Shower Room

With fitted shower cubicle, wash hand basin, WC, heated towel rail, extensive mosaic tiling.

Bedroom 2

Having sash window with views over garden towards open fields.

Bedroom 3

Having sash window overlooking canal, part exposed stone chimney breast, original decorative cast iron basket grate, access to loft storage.

Bedroom 4

Having sash window to side overlooking garden and open fields.

Bedroom 5

With exposed stone chimney breast original cast iron basket grate and timber surround, sash window with views towards the canal.

Family Bathroom

having been customized by 'Smallbone' and beautifully fitted with large deep panelled bath, bidet, WC walk-in shower cubicle with fitted airing cupboard and linen cupboard to side heated towel rail, twin wash hand basins set into marble surface with corresponding mirrors and base units, sash window overlooking garden.

Secondary staircase to rear lobby.

GENERAL INFORMATION

Services: We are advised that all mains services are connected

Heating: Full gas fired central heating

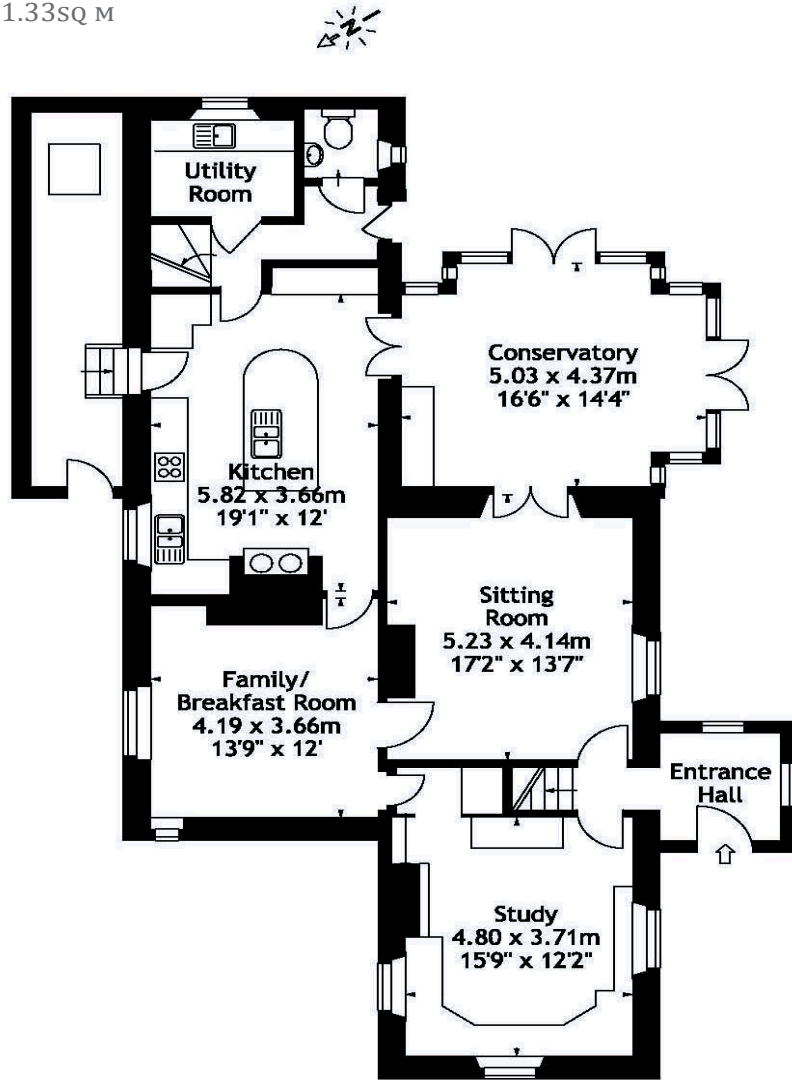
Council Tax Band: Band F - £3033.68 per annum

Local Authority: Wiltshire Council

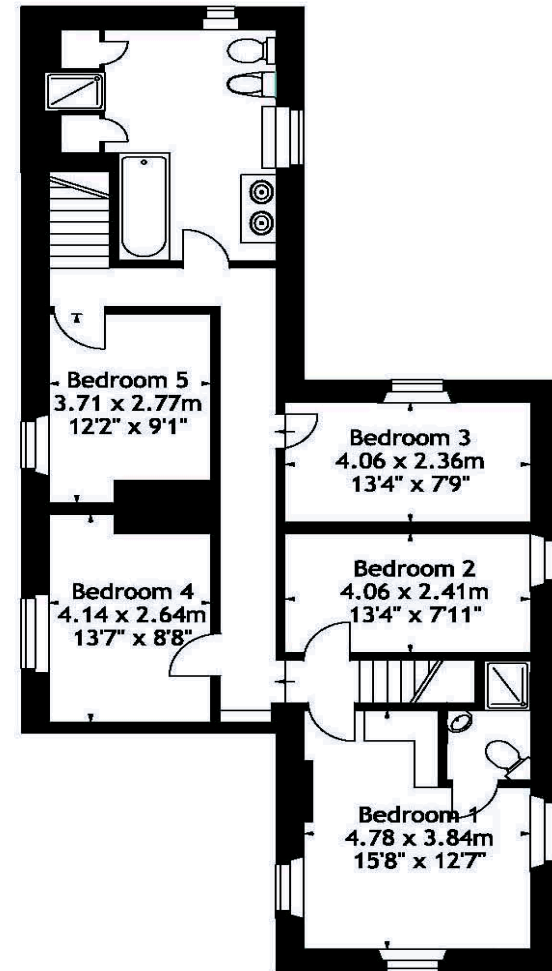
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FLOOR PLANS

TOTAL
2486SQ FT / 231.33SQ M



Ground Floor



First Floor

Every attempt is made to ensure accuracy, however measurements are Approximate and for illustrative purposes only. Not to Scale
Photographs * Floorplans * Virtual Tours * Brochures
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EXTERNALLY

The property is approached by a shared lane with gravelled driveway giving access to a private parking area with parking for 2/3 vehicles. A detached double garage is in the course of construction adjacent. The South East facing gardens are level and is chiefly laid to lawn with shrubs, planting and tall fenced boundary close board fencing. This delightful garden further benefits from a terraced area which is perfect for al fresco dining and has a south easterly aspect toward open fields.





Bath Office

35 Brock Street, Bath BA1 2LN

T: 01225 333332 E: bath@cobbfarr.com

cobbfarr.com

Bradford on Avon Office

37 Market Street, Bradford on Avon BA15 1LJ

T: 01225 866111 E: bradfordonavon@cobbfarr.com

