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Residential Lettings



New Manor Farm House, Hoggington Lane,  
Southwick, Trowbridge, Wiltshire, BA14 9NR

£1,700 pcm

New Manor Farm House is situated in a peaceful location on the edge of the village of Southwick, enjoying views overlooking adjoining farmland offering light, spacious and flexible accommodation. Offered for a longer term let of 12 months on an unfurnished basis. Pets considered.

Available from 28th October 2024

Unfurnished

# Key Features

- Detached 4 bedroom house
- Garage and ample parking
- Spacious and flexible accommodation
- Village location with views over farmland
- Peaceful tucked away location
- Garden

# Description

On the outskirts of the village of Southwick, in a delightful and peaceful position, this generously sized 4 bedroom detached house offers flexible and spacious accommodation arranged over 2 floors, enjoying a sunny aspect with views over adjoining farmland. Garaging and ample space to park a number of cars and a good sized, private garden to make the most of the surroundings. On the ground floor the living space provides a separate dining room as well as a study and conservatory whilst on the first floor the master bedroom has the benefit of an en-suite with a further 3 bedrooms and family bathroom.

# Accommodation

## Ground floor

### Covered entrance porch and front door leading to hall and stairs to first floor and door into cloakroom with

Low flush wc and wall mounted wash hand basin, side aspect window, vinyl flooring and single paneled radiator

### Sitting room with

Triple aspect windows with double radiator, fireplace with inset electric wood burning stove, double doors through dining room, sliding doors through to conservatory

### Conservatory with

Tiled floor, half brick construction, triple aspect overlooking fields with access to patio and rear garden

### Dining room with

Vinyl flooring, rear aspect window, double radiator and door archway through to kitchen/breakfast room

### Kitchen/breakfast room with

Matching range of eye and base level units, roll top work surface areas, 1 ½ bowl stainless steel sink with mixer tap, part tiled walls, high level double oven, four ring halogen hob, front and side aspect double glazed windows, door to study and archway to rear lobby

### Utility room with

Vinyl flooring, space for washing machine, tumble dryer and low level fridge/freezer/dishwasher, cupboards, single bowl stainless steel sink, part tiled walls, rear aspect window, alarm panel and single panel radiator leading to

### Rear lobby with doors to study and Cloakroom 2 with

Pedestal wash hand basin with mixer tap, low flush w.c, side aspect window, part tiled walls

### Study with

Front and side aspect windows and desk, single panelled radiator, vinyl floor

## First Floor Landing with doors to all bedrooms

### Master bedroom and en-suite

Bedroom with dual aspect with triple sliding door wardrobe, single panel radiator, door to en-suite with shower cubicle, low flush w.c, pedestal wash hand basin, front aspect window, shaver point and water heated towel rail

### Bedroom 2

Rear aspect window, single radiator, double built in wardrobe

### Bedroom 3

Front aspect window, single radiator

### Bedroom 4

Rear aspect window, single radiator

### Family Bathroom

Comprising low flush w.c, pedestal wash hand basin, separate and enclosed bath, glazed shower screen with wall mounted Brighton thermostatic shower, rear aspect window, vinyl flooring, single radiator

## EXTERNALLY

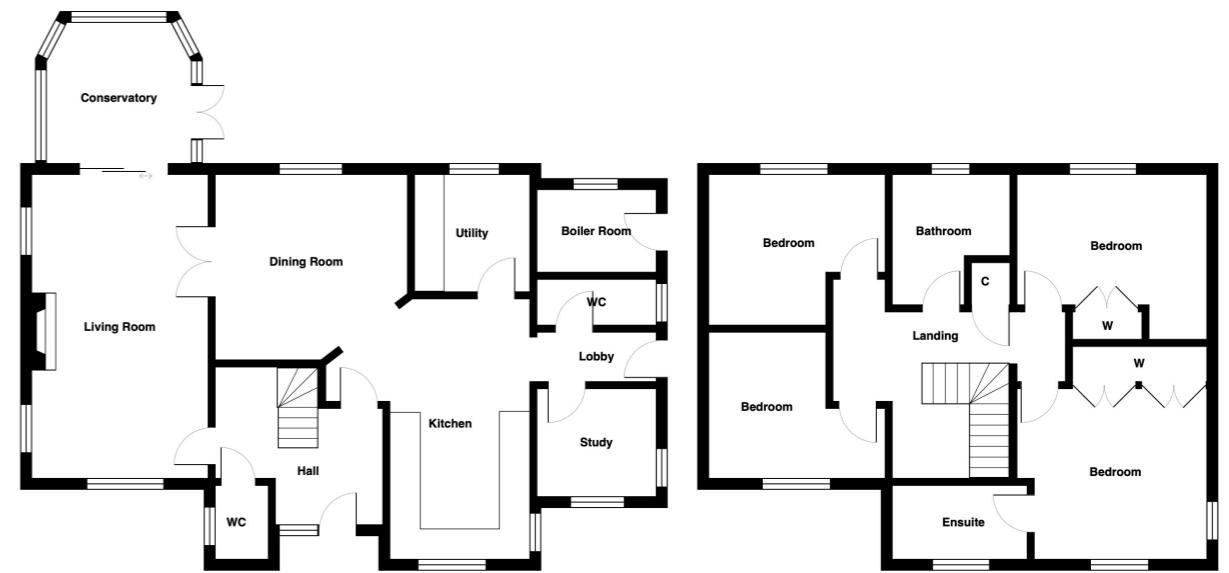
### Front and rear gardens

To the front of the property the house is approached via a shingle driveway, with the front garden mainly laid to level lawn enclosed by mature hedgerow and stock fencing, archway to rear garden enclosed mainly laid to level lawn with patio and overlooking adjoining farmland

### Garage and boiler room

With single up and over door, pitched roof, light, oil tank, personal door to covered archway with door leading into boiler room with high level consumer unit, electric meter, Kidd oil fired boiler serving domestic hot water and central heating

New Manor Farmhouse, Hogginton Lane, Southwick



Ground Floor  
Area: 87.2 m² ... 938 ft²

First Floor  
Area: 72.3 m² ... 778 ft²

Total Area: 159.5 m² ... 1717 ft² (excluding conservatory)  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.  
Area includes internal and external wall thickness  
www.energyassessmentservices.co.uk

# General Information

Holding Deposit equivalent to 1 weeks rent of £390.00

Damages Deposit equivalent to 5 weeks rent of £1950.00

EPC rating D

Council Tax Band G currently £3482.76

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