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Residential Sales

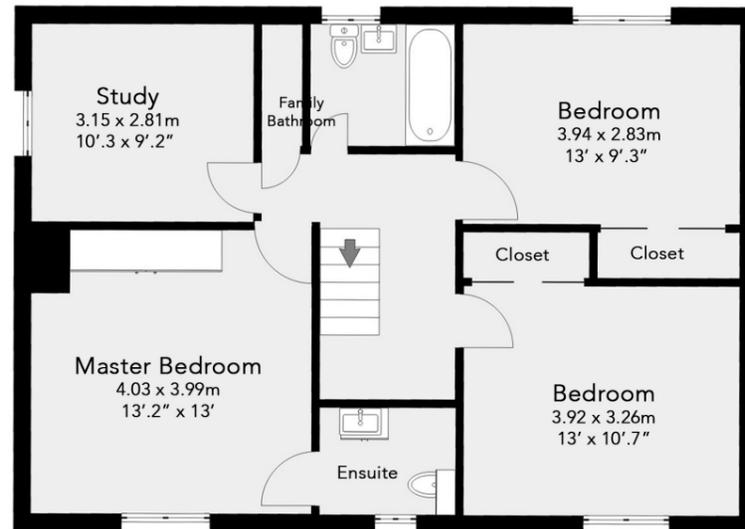
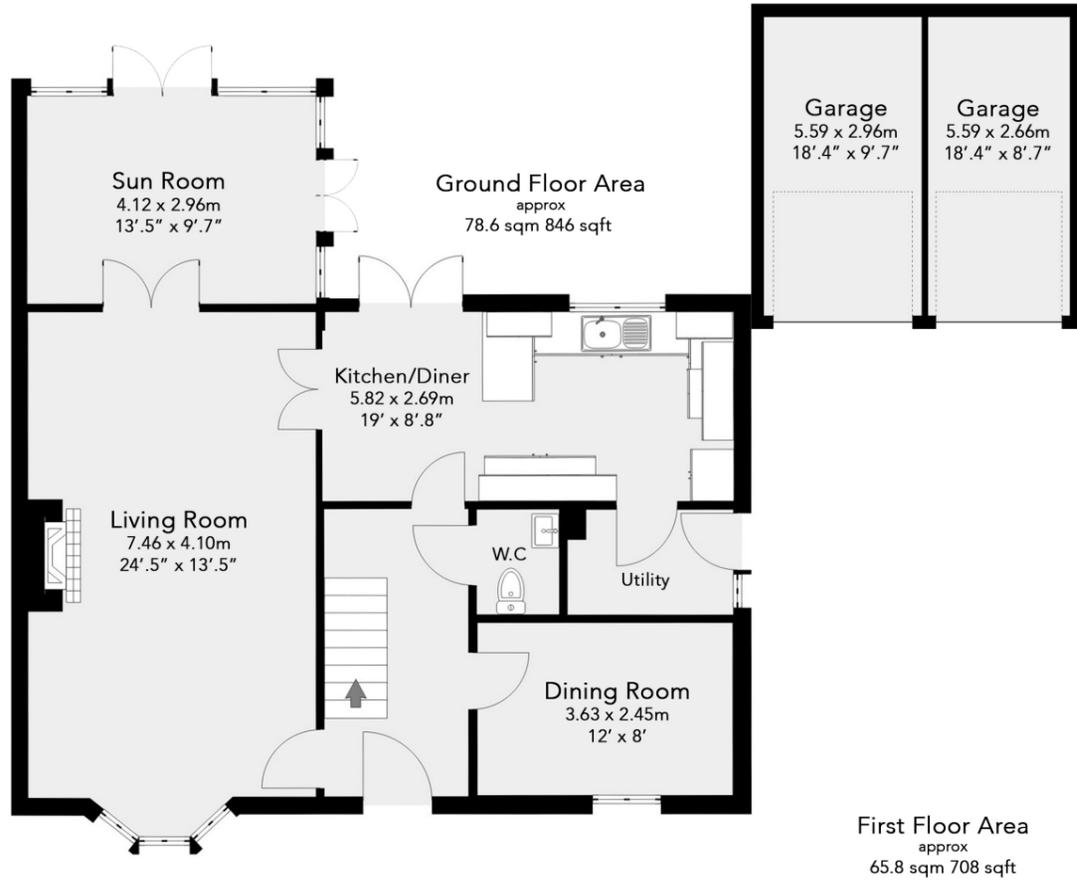
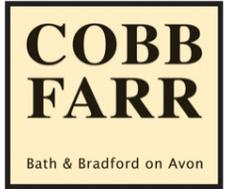


12 Shepherds Drove, West Ashton



# Floor Plan

12 Shepherds Drive, West Ashton, BA14 6DG



**Total Area**  
(excluding Garage approx)  
144 sqm  
1550 sqft

## 12 Shepherds Drive West Ashton BA14 6DG

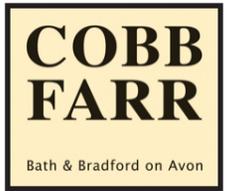
A wonderful opportunity to acquire a spacious and beautifully maintained, detached home, nestled in a quiet cul-de-sac backing open fields. Offering far reaching countryside views and a host of modern amenities, this property is the perfect blend of comfort and convenience.

Tenure: Freehold

**Guide Price**

**£500,000**

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



## Situation

The village of West Ashton has St Johns Cof E Parish church, primary school and nursery. The village hall hosts many events throughout the year and regular groups including dance, judo, WI, coffee mornings and pub nights.

Wiltshire's county town, Trowbridge is approximately 3 miles and provides a range of retail outlets, sporting facilities and a cinema complex with various restaurants and cafes.

The World Heritage City of Bath is approximately 15 miles and provides a full range of shopping facilities, The Theatre Royal, Thermae Spa and numerous museums and places of culture and interest.

Communications links are excellent. The M4 motorway junction 17 is approximately 17 miles whilst access to the M3 via the A303 is also easily reached. Railway stations can be found in both Trowbridge and Westbury (approximately 3 miles), with direct trains to Bath, Bristol, south Wales and Salisbury. Westbury station also provides direct access to both London Paddington and Waterloo.

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## General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Oil fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band E

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## Description

Situated backing open countryside, this beautifully presented, 4 bedroom detached property combines modern living with an enviable location. Perfectly designed to suit contemporary lifestyles, the property offers an abundance of space, natural light, and impeccable finishes throughout.

As you enter off the hallway, you're welcomed by a spacious, bay fronted living room, creating a warm and inviting atmosphere which leads seamlessly to the striking garden room, a perfect spot to relax and admire the breathtaking views of the surrounding countryside. The well appointed kitchen/breakfast room is perfect for both everyday family living and entertaining, complete with a useful utility area to one side. A cloakroom and a charming study/dining room complete the accommodation on the ground floor.

Upstairs, the property boasts 4 generously sized double bedrooms with the principal bedroom benefitting from an en suite bathroom and built-in storage. The first floor accommodation is completed with a family bathroom having shower facilities.

Every room in this home is presented to the highest standard, making it move-in ready.

Externally, the property enjoys a private, mature garden to the rear, offering serene views across open countryside.

To the front, there is an established garden, ample driveway parking and a double garage with rear access, adding to the convenience and functionality of this exceptional property.

Offered with no onward chain, this immaculate home must be seen to be fully appreciated. A perfect opportunity for those seeking a beautiful, modern family home in a quiet village setting.

## Accommodation

### Ground Floor

#### Entrance Hall

With partially glazed front door, radiator, matt well, downstairs storage.

#### Cloakroom

With WC, wash hand basin, radiator.

#### Living Room

With bay window, 2 radiators, fireplace having inset electric fire, glazed doors leading to:-

#### Garden Room

With two sets of French doors leading to the garden, 2 radiators.

#### Kitchen/Breakfast Room

With tiled flooring, a range of floor and wall mounted units, Countrychef range cooker and hob, integrated fridge/freezer, rear aspect window, radiator, patio doors to garden.

#### Utility

With sink, floor units, oil fired boiler providing domestic hot water, side aspect window, door to driveway, tiled flooring.

#### Study/Dining Room

With front aspect window, radiator.

## First Floor

#### Landing

With radiator, storage cupboard, access to loft space.

#### Bedroom 1

With front aspect window, built-in storage, door leading to:-

#### En Suite

With front aspect window, shower, WC, wash hand basin, heated towel rail.

#### Bedroom 2

With front aspect window, radiator, built-in storage.

#### Bedroom 3

With rear aspect window, radiator, built-in storage.

#### Bedroom 4

With side aspect window, radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, rear aspect window, shaver point.

## Externally

### Garden, Garage and Parking

The property enjoys a private, mature garden to the rear, offering serene views across open countryside. To the front, there is an established garden, ample driveway parking and a double garage with rear access, adding to the convenience and functionality of this exceptional property.