





# Church House

## Vicarage Lane

## Steeple Ashton

## Trowbridge

## BA14 6HH

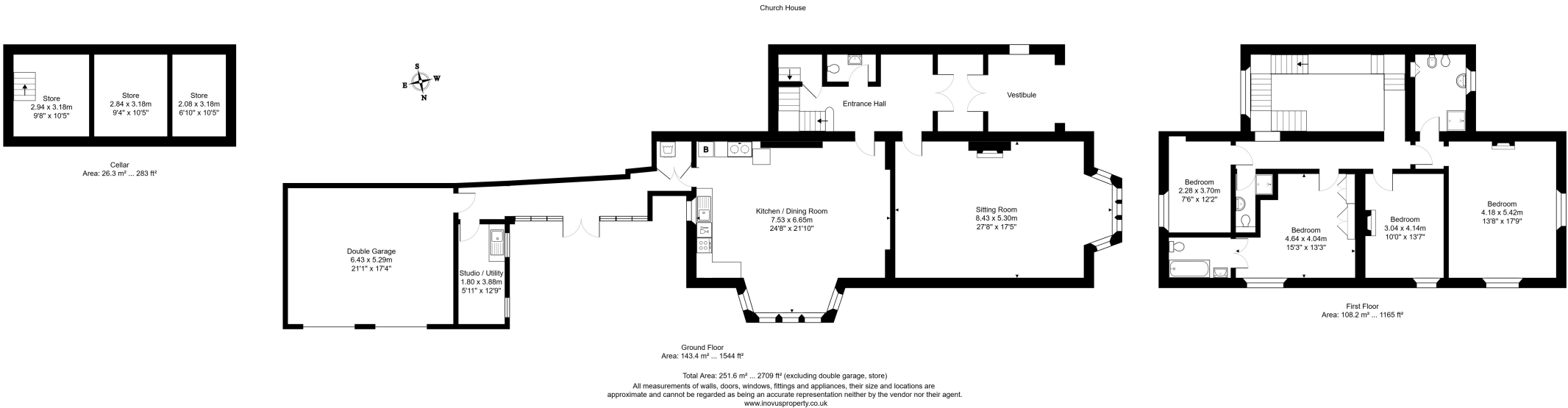
A rare opportunity to acquire this impressive Grade II Listed former Rectory, dating back to the 1820s. Brimming with character and charm, the property features grandly proportioned rooms and beautifully maintained gardens. Offered to the market with no onward chain.

### Property Features

- Historical former rectory
- No onward chain
- 4 bedrooms
- 1/2 acre of beautiful gardens
- Double garage
- Impressive eco credentials
- Desirable village location

Tenure: Freehold

£1,250,000



# Accommodation

## Ground floor

### Entrance vestibule

with half glazed external double doors, stone flooring, radiator.

### Entrance hall

with solid wood internal double doors, varnished wood flooring, double height ceiling, radiator, access to most ground floor rooms including the cellar, stairs rising to first floor.

### Drawing room

with varnished wood flooring, feature fireplace with open fire potential, marble surround and stone hearth, large front aspect bay window with two side aspect windows, all with restored shutters, radiators x 4.

### Cloakroom

with tiled flooring, toilet, sink, towel rail and extractor fan.

### Kitchen/ Dining room

with varnished wood flooring, large side aspect bay window and rear aspect window, radiators x3, range of floor and wall mounted kitchen units with granite worktops, integrated oven, microwave, fridge, stainless steel sink, dishwasher, Aga, oil boiler.

### Rear hallway

with vinyl flooring, side aspect windows and half glazed external door, utility cupboard with plumbing for white goods.

### Studio

with side aspect window, sink with built in storage.

## First Floor

### Staircase

with carpet runner along stairs, rear aspect window, radiators x2

### Landing

with carpets, radiator, access to all upstairs rooms.

### Bedroom 1

with varnished wood flooring, feature fireplace, front and side aspect windows, radiator x 2.

### En suite 1

with varnished wood flooring, front aspect window, toilet, bidet, shower, radiator, built in storage.

### Bedroom 3

with carpets, side aspect window, feature fireplace, radiator.

### Bedroom 2

with carpets, side aspect window, built in storage cupboards, radiator x 2.

### En suite 2

with carpets, toilet, sink, bath with shower head attached, heated towel rail, extractor fan.

### Bedroom 4

with carpets, rear aspect window, radiator, loft access.

### Bathroom

with varnished wood flooring, toilet, sink, shower, heated towel rail, extractor fan.





## Situation

Church House is situated in quiet, private lane within the picturesque village of Steeple Ashton which is surround by stunning countryside. The World Heritage City of Bath lies approximately 12 miles distant and provides a full range of amenities and cultural interests including the Theatre Royal, Thermae Spa and numerous museums. Conveniently placed within 10 miles of many of Wiltshire's market towns including; Bradford on Avon, Trowbridge, Melksham, Devizes, Westbury and Warminster, providing a variety of amenities, shopping facilities and railway stations.

The village itself has a shop and cafe supplying local produce and staffed by volunteers from the community, weekly Post Office facilities and The Longs Arms public house which has an excellent reputation for both food and hospitality. There are many period buildings within the village, notably the Norman church, St Marys which dominates the skyline.

## Description

Occupying a prime position in the sought-after village of Steeple Ashton, this four-bedroom residence has been thoughtfully renovated by the current owners, blending timeless style with impressive eco credentials. Forming part of the original former Rectory, the property has been sympathetically converted to create a stunning village home, set within grounds of approximately half an acre.

A striking stone-arched open porch opens into a welcoming vestibule, leading through to an impressive double-height entrance hall, where the original staircase rises gracefully to the first floor. The elegant drawing room offers superb proportions, featuring a tall, coved ceiling, an exquisite central fireplace, a front-facing bay window, and twin sash windows framing views over the delightful gardens. The open-plan kitchen and dining room continues the theme of elegant proportions, featuring a further impressive bay window that floods the space with natural light and offers picturesque views over the gardens. The modern kitchen is beautifully appointed and perfectly complemented by a classic Aga, adding both charm and functionality. The ground floor is completed with a cloakroom, studio, utility space and access to the cellar below.

The first floor offers four well-appointed bedrooms, including a superb double-aspect principal suite with views towards the church and over the gardens, complete with its own private bathroom. The guest bedroom also benefits from an en-suite, while the remaining two bedrooms are served by a stylish family bathroom.

Externally, the property is set within beautifully landscaped gardens of approximately half an acre, offering a high degree of privacy, surrounded by mature trees and established greenery. Accessed via a private driveway and enclosed by charming walled gardens, the grounds feature an array of specimen trees and shrubs, generous parking for multiple vehicles, and a detached double garage equipped with two EV charging points.

Meticulously renovated throughout with a focus on carbon neutrality, this exceptional home features a range of eco-conscious upgrades, including solar panels and a modern air source heat pump system. Offered to the market with no onward chain.

## General Information

Services: We are advised that all mains services are connected with the exception of gas  
Heating: Air Source Heat Pump  
Local Authority: Wiltshire Council  
Council Tax Band: Band G – £3,891.08

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