



The Stables

Hoopers Pool

Southwick

BA14 9NG

Enjoying a peaceful rural setting while remaining conveniently close to nearby towns and local amenities, this extended 4 bedroom detached home offers generous and versatile accommodation, complemented by a spacious annexe and ample parking for multiple vehicles.

Property Features

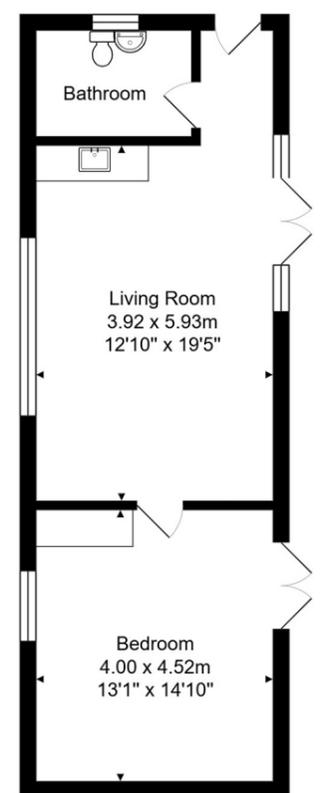
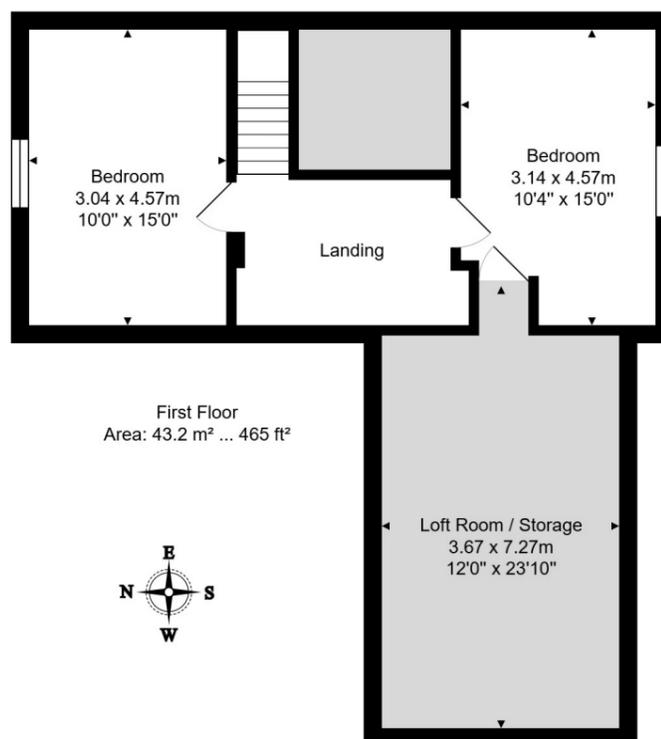
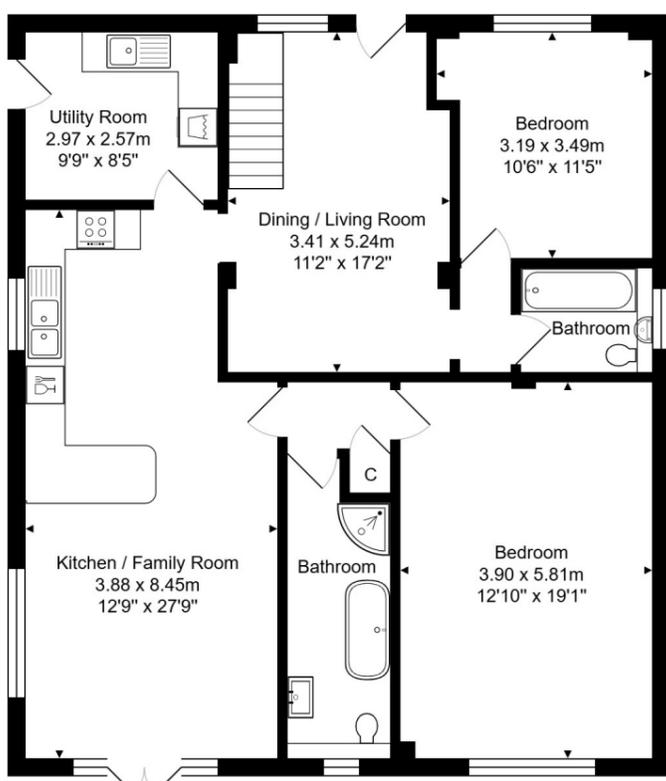
- 4 bedrooms
- Extended detached house
- Annex accommodation
- Spacious, gated drive
- Overlooking the rolling fields beyond
- Scope for further improvement

Tenure: Freehold

£500,000

Main House

Annex



Ground Floor
Area: 108.2 m² ... 1165 ft²

Total Area: 151.4 m² ... 1630 ft² (excluding loft room / storage)

Total Area: 49.3 m² ... 531 ft²

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.
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Accommodation

Ground Floor

Entrance Hall/Living Room

With hardwood flooring, glazed external front door, vaulted ceiling, radiator, stairs rising to first floor.

Kitchen

With Indian sandstone flooring, side aspect window, a range of floor and wall mounted units with a wooden work surface incorporating a Belfast sink with mixer tap, tile splash backs, integrated oven, 4 ring electric hob, dish washer, exposed beams, underfloor heating and additional radiator, open plan to:-

Living Room/Dining Room

With Indian sandstone flooring, underfloor heating, side aspect window, vaulted ceilings with exposed beams, French doors opening onto garden.

Utility

With tiled flooring, part glazed external side door, a range of floor units with space and plumbing for a washing machine and tumble dryer, stainless steel sink with mixer tap and drainer.

Bedroom 1

With tiled flooring, underfloor heating, rear aspect window.

Bathroom 1

With tiled flooring, underfloor heating, rear aspect window, WC, wash hand basin, shower, bath, wall mounted storage, heated towel rail.

Bedroom 2

With hardwood flooring, side aspect window, radiator.

Bathroom 2

With WC, wash hand basin, bath, side aspect window, radiator.

First Floor

Landing

With exposed beams, eaves storage, access to upstairs bedrooms.

Bedroom 3

With front aspect window, exposed beams, radiator, access to loft storage.

Bedroom 4

With front aspect window, exposed beams, radiator.



Situation

The Stables are situated in Hoopers Pool, a hamlet on the outskirts of Southwick, approximately 4 miles from the market town of Bradford on Avon and approximately 2 miles from the county town of Trowbridge. Bradford on Avon provides a range of individual retail outlets together with other amenities to include a railway station, a swimming pool, a library and also a good selection of schools, to include the much renowned St. Laurence School.

The property itself is backing onto open fields with views towards Westbury White Horse and some delightful countryside is nearby with many attractive walks. Babbington House Country Club is also close at hand, as is Orchardleigh Golf Club.

The World Heritage City of Bath is approximately 12 miles distant and provides a fuller range of retail outlets together with many other amenities. Other surrounding towns include Frome, Warminster, Melksham and Chippenham. The nearby town of Westbury provides a mainline railway station giving direct access to London Paddington.

Description

Situated on the outskirts of Southwick, this spacious detached home enjoys far-reaching countryside views and offers flexible accommodation, including a one-bedroom annexe. While requiring cosmetic modernisation, the property presents an excellent opportunity to create a superb family home.

A striking double-height reception hall provides an impressive welcome and is currently arranged as a snug, with stairs rising to the first floor. The extended modern kitchen features underfloor heating, a range of wall and base units, and Indian sandstone flooring, flowing seamlessly into the family dining area and main reception room. Both spaces enjoy delightful views across open fields and provide access to the garden. A useful utility/boot room sits just off the kitchen.

The 4 bedrooms are arranged over two floors, with 2 on the 1st floor and the principal bedroom and bedroom 2 on the ground floor. Two well-appointed family bathrooms are also located on the ground floor, offering practical and versatile living arrangements.

A converted barn provides a one-bedroom annexe with underfloor heating and comprising a bedroom, reception room and en suite (requiring completion), ideal for guests, relatives or potential income.

Approached via wooden gates, the property benefits from a generous driveway with ample parking. The gardens lie mainly to the rear, enjoying views across horse-grazed fields, and wrap around the home for ease of maintenance.

General Information

Services: We are advised that all mains services are connected.

Heating: Oil fired central heating

Local Authority: Wiltshire Council

Council Tax Band: TBC

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