



**Wrights**  
01225 755553

Shepherds Drove, West Ashton, Trowbridge, Wiltshire, BA14 6DG

£599,999

## Situation

The property is situated in the desirable village of West Ashton, close to the market town of Trowbridge with its many amenities. The town centre of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (4 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Beautifully presented  
substantial four bedroom  
property**

**Unique mix of old and  
new**

**Village location**

**Oil central heating**

**Stunning Kitchen/Diner  
and Snug**

**Two en-suite shower  
rooms**

**Off road parking for two  
vehicles**

**Electric charging point**

**Garage**

**Front and rear gardens**



Wrights Residential are delighted to present this stunning four bedroom property, built by Charles Church in 2009. This unique property combines old and new, with the original Edwardian stables having been converted to an additional reception room and garage at the rear.

The substantial property is situated in the desirable village of West Ashton, just outside of Trowbridge. The accommodation on the ground floor comprises entrance hall, cloakroom, kitchen/dining room, snug, utility, sitting room, two double bedrooms, and an en-suite shower room. Upstairs is the generous master bedroom with en-suite shower room, a fourth double bedroom and the family bathroom.

Features include oil central heating, wooden double glazing, enclosed front and rear gardens, off road parking for two vehicles and garage.

### The property comprises

#### Ground Floor

##### Entrance Hall

With steel front door, radiator, stairs to the first floor and two double glazed windows to the front.

##### Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator and obscured double glazed window.

##### Sitting Room 16' 2" x 14' 0" (4.94m x 4.27m)

Lovely sunny dual aspect room with double glazed window to the front, two radiators, open fireplace with wooden surround and french doors opening onto the rear garden.

##### Kitchen/Diner 15' 0" x 13' 6" (4.57m x 4.11m)

The recently fitted Leeks Kitchen comprises of a range of matching eye level and base units, solid wood work surfaces with splash backs, one and a half bowl sink and drainer, integrated eye level Neff oven and microwave, induction hob with extractor hood over, integrated dishwasher, water softener, double glazed window and double glazed french doors opening onto the rear garden. Glazed link to Snug/Family Room.

##### Snug/Family Room 13' 6" x 10' 0" (4.11m x 3.04m)

With radiator and double glazed french doors opening onto the rear garden.

##### Utility room (formerly Bedroom 5)

With a range of eye level and base units, work surfaces, sink and drainer, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator and double glazed window to the rear.

##### Bedroom 3 10' 6" x 10' 2" (3.21m x 3.11m)

With radiator, built in wardrobe and double glazed window to the rear.

### En-suite

With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level W.C, radiator and obscured double glazed window.

### Bedroom 4 *13' 11" x 13' 1" (4.23m x 3.99m)*

With radiator, large storage cupboard and double glazed window to the front.

### First Floor

### Landing

### Master bedroom *16' 2" x 11' 11" (4.94m x 3.63m)*

The generous dual aspect Master bedroom offers two radiators, a double built in wardrobe and double glazed windows to the front and rear.

### En-suite

With white suite comprising shower enclosure with mains shower, hand basin with vanity unit and low level W.C, radiator and velux window.

### Bedroom 2 *11' 0" x 9' 4" (3.36m x 2.84m)*

With radiator, built in storage cupboard and double glazed window to the rear.

### Bathroom

With white suite comprising bath with mains shower over, low level W.C and hand basin with vanity unit, radiator and obscured double glazed window to the front.

### Externally

#### To the front

The pretty cottage garden is laid to lawn with borders of various shrubs and plants, enclosed by fencing and with a path to the front door.

#### To the rear

The sunny South West facing rear garden is mainly laid to lawn with a patio seating area and garden shed.

### Garage and parking

With up and over door to the front and window overlooking the rear garden. Off road parking for two vehicles, with electric charging point.

### Council tax

The property is currently is council tax band F.

### Tenure

The property is sold as freehold.

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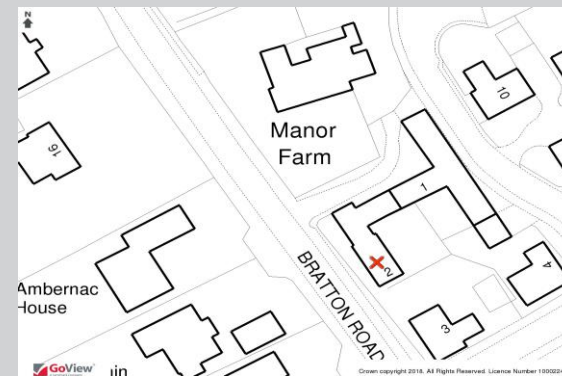
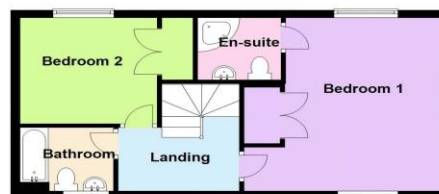
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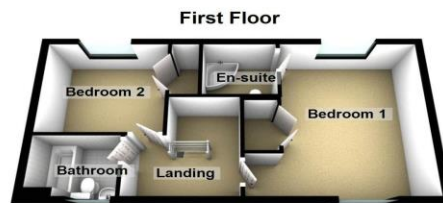
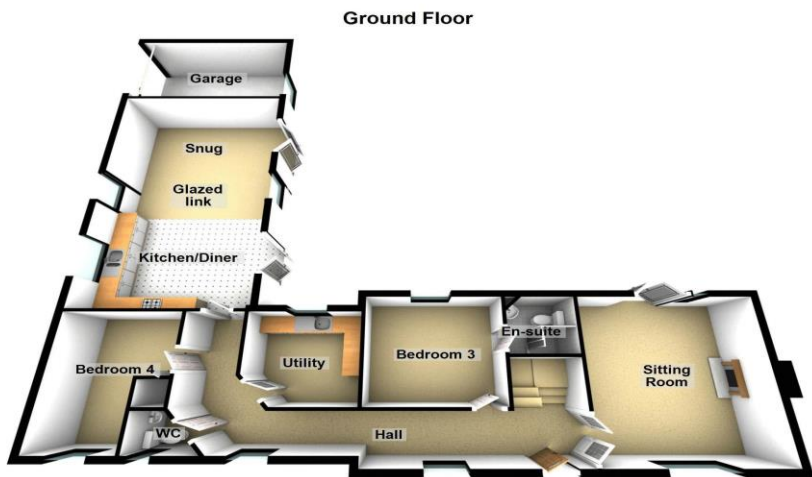
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Ground Floor



First Floor





## Energy Performance Certificate



2, Shepherds Drive, West Ashton, TROWBRIDGE, BA14 6DG

Dwelling type: Detached house Reference number: 0650-2817-6017-9621-5025  
 Date of assessment: 23 September 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 24 September 2019 Total floor area: 165 m<sup>2</sup>

### Use this document to:

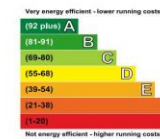
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,420</b>
<b>Over 3 years you could save</b>	<b>£ 543</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 399 over 3 years	£ 300 over 3 years	<p>You could save <b>£ 543</b> over 3 years</p>
Heating	£ 2,661 over 3 years	£ 2,361 over 3 years	
Hot Water	£ 360 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,420</b>	<b>£ 2,877</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 163
2 Low energy lighting for all fixed outlets	£30	£ 84
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 144

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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### Disclaimer

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