



41 Westwood Road

Trowle Common

Trowbridge

BA1 4 9BS

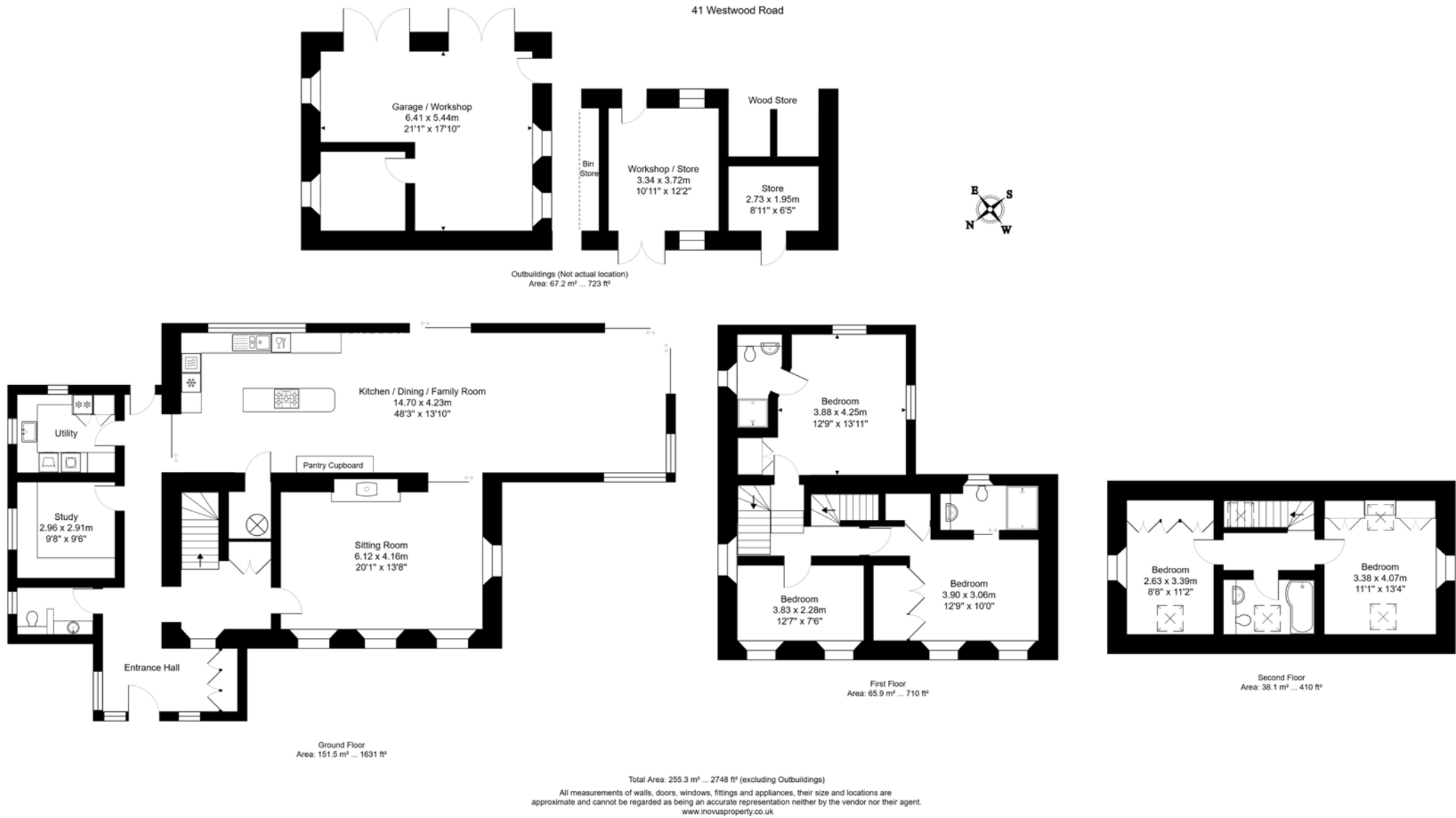
A stunning and individual, 5 bedroom detached family home set in 1.6 acres of level gardens and attractive meadow incorporating various outbuildings.

Property Features

- 5 bedrooms
- En-suite facilities
- Unique detached home
- Superb, detailed quality
- 1.6 acres
- Gated private driveway
- Various outbuildings
- Double garage

Tenure: Freehold

£1,250,000







Accommodation

Ground Floor

Glazed Porch

With a solid cedar wood front door leading into the hallway and outside courtesy light.

Hallway

With a corner glass wall overlooking the driveway and garaging. Polished limestone tiled flooring, down lighting, alarm panel, front and rear aspect Velux windows, glazed rear door leading out to the garden, stairs rising to the first-floor landing, handmade bespoke coat cupboards, front aspect double glazed window, low level floor lighting.

Cloakroom

With a continuation of the polished limestone tiled flooring, opaque glazed door, side aspect double glazed window, low flush WC with concealed cistern, bespoke walnut granite topped vanity cupboard, a further handmade unit with granite top, solid stone wash hand basin with mixer tap, down lighting and extractor fan.

Study

With engineered oak flooring, bespoke contemporary cabinetry comprising of various storage cupboards, drawers, desk space and shelving and cupboards. Side aspect opening picture window.

Sitting Room

With engineered oak flooring, recessed fireplace with inset Clearview wood burning stove, granite hearth, exposed ceiling timbers, dual aspect to front and side with double glazed windows, deep stone walls allowing for four beautiful oak window seats and through a rectangular arch with recessed lit shelving and cupboard storage into the open plan kitchen/ dining/ family room.

Family Area

With floor to ceiling glazed windows, two sliding corner doors which open to provide uninterrupted access out onto the west and south facing terraces with a supported overhanging roof and down lighting, continuation of the engineered oak floor.

Dining Area

With sliding double glazed door leading out onto the south side of the property and continuing into the kitchen area.

Kitchen

Boasting a full range of bespoke burr oak and walnut cabinetry, Zim satino black granite work surface to underneath the double-glazed picture window, feature granite on the central walnut island unit, which incorporates an AEG

induction hob, Westin ceiling extractor with light, built-in 1½ bowl stainless Franke sink with mixer tap and drainer, high level electric oven, microwave combination oven, full height fridge, pull out larder, built in dishwasher, double pantry cupboard and a vented door through to the plant room.

Utility Room

With a continuation of the hallways polished limestone tiled flooring, dual aspect to rear and side, Zim satino black granite work surface area, double undermounted Franke stainless steel sink with mixer tap, integrated freezer, space and plumbing for washing machine, space for tumble dryer, oil fired boiler, cat flap, fan and water softener.

First Floor

Split level Landing

Three steps, with side aspect double glazed opening window. From the landing there are stairs that rise again to the second floor.

Bedroom 2

Dual aspect room featuring a contemporary raked ceiling with a lovely view to the rear and the side overlooking the rear garden and neighbouring fields, built-in wardrobes with cupboards over, radiator and an opaque glazed door to:

En-Suite Shower Room

Side aspect window, Comprising low flush WC with concealed cistern, wash hand basin set into a Silestone topped bespoke vanity unit, further cupboard, water heated tower rail, tiled flooring, part tiled walls, one and a half width, walk-in shower cubicle with chrome riser and thermostatic shower, extractor fan and down lighting.

Bedroom / Sewing Room

With two front aspect double glazed opening windows, engineered wooden oak flooring, radiator and down lighting, opaque glazed door

Bedroom 1

With two front aspect double glazed windows, enjoying scenic, far-reaching rural views to the front, a stylish range of built-in wardrobes, separate shoe/storage under stair cupboard, radiator and a sliding obscure glazed pocket door to:

En-Suite Wet Room

Comprising low flush WC with concealed cistern, wash hand basin set into a granite topped bespoke walnut vanity cupboard below, mixer tap, walk-in shower area with thermostatic shower chrome riser, floor drain, water heated towel rail, rear aspect double glazed window, part tiled walls, tiled flooring and underfloor heating.

Second Floor

Bedroom 3

With side aspect double glazed window and front and rear Velux windows, built-in antiqued mirrored door fronted wardrobes, dressing table/desk area and radiator.

Bathroom

Comprising low flush WC, concealed cistern, wash hand basin set into limestone topped cabinetry, with mixer tap, eave storage, separate and enclosed panel P bath, shower with thermostatic shower, chrome riser, glazed shower screen, part limestone tiled walls, tiled limestone floor, water heated towel rail, down lighting and front aspect Velux window.

Bedroom 4

With side aspect double-glazed window, front aspect Velux window, radiator and a range of built-in wardrobes.

Externally

Garden, Meadow, Outbuildings, Garage and Parking

The property is accessed via a wooden 5 bar gate and a long, hedgerow-lined, shingle driveway which leads to the front of the property where there is a turning circle and central tree, that loops back to the garaging, workshop and wood store.

The timber clad double garage with double opening doors currently used as a workshop with storage above. There is a covered linking structure ideal for wheelie bin storage, etc., which in turn is attached to a garden store with a pitched roof for storage with power and lighting.

There is an open fronted log store with a small enclosed bicycle store and field shelter style storage area.

Mature trees, woodland and lawn make up the majority of the land incorporating a four foot deep pond which is fed from land overflow and pumped into the pond.

Klargester water filtration treatment system which has a grey water outlet next to the field.

Mown paths wind through wild grass and trees to a seating area next to a four-wheeled shepherd's hut.

There is an original well which also feeds the pond.



Situation

Westwood Road is a much sought after semi-rural location, No.41 is situated in the Green Belt within the parish of Wingfield, outside the boundary of the town of Trowbridge, and is approximately 2 miles from picturesque Bradford on Avon town centre, yet country walks can be enjoyed literally from the doorstep of this beautifully maintained unique property.

Bradford on Avon itself provides an excellent selection of individual and everyday retail outlets as well as restaurants and gastro pubs. In addition, there are amenities such as a doctor’s surgery, swimming pool, library and railway station giving access to the cities of Bath, Bristol and London Waterloo.

Nearby, Trowbridge is the County town of Wiltshire and provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and the mainline railway station which provides direct access to the cities of Bath, Bristol and London.

The World Heritage City of Bath is also within approximately 8 miles providing a much wider range of retail outlets together with many other amenities to include; The Theatre Royal, Thermae Spa, plus a selection of private schools to include Monkton Combe, King Edwards and Prior Park. Communications are excellent with the railway station providing direct access to Bristol and London Paddington.

Description

This unique secluded property, situated in designated green belt land is approached from the quiet Westwood Road via a 5 bar wooden gate leading to the long, meandering hedged driveway which finishes outside the house and garage with a turning circle.

In 2012 under the instruction of Bath based RIBA award winning architects, ‘CaSA’, the house has been fully remodelled by way of extensive renovations, now modernised, improved and extended to high standards to give an individually designed, bespoke property offering exceptional accommodation set to two storeys.

The protruding glass and timber entrance hall is a welcoming space leading to the main reception rooms within the house as well as the cloakroom, study and utility room and has a view towards the timber garaging and outbuildings and of the approaching drive. The sitting room boasts a wood burning stove, is dual aspect with deep set windows and accompanying oak seats/sills.

Set to the rear of the house and enjoying a southerly aspect is the heart of the home – the open plan kitchen / dining / family room which is over 48 ft and has direct access to the garden from various sets of sliding glazed doors.

The upper floors are slightly spilt level with the first floor giving 3 generous bedrooms, ensuite facilities all enjoying fine views over the gardens and adjacent farmland. The second floor offers two further bedrooms and a stylish family bathroom.

The house is set just off centre in the main plot and gives near level gardens, wilding meadow, mini orchard and a fed pond (from overland rainfall and original well) overlooked by a pretty, 4-wheeled shepherd’s hut. There is a double garage which is currently used as a workshop, further stores and useful timber outbuilding.

General Information

Services: We are advised that the following services are connected – Electric, Water, Phone/Internet. Note, recently ducting to the property has been installed as part of the governments ‘Project Gigabit’ to provide isolated properties with “lighting fast” high speed broadband. Heating: Oil fired central heating/hot water with underfloor heating to the ground floor and a solar thermal array located on the roof of Bedroom 2
Local Authority: Wiltshire Council
Council Tax Band: Band G – £4125.84

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