

TOWN & COUNTRY
ESTATES



Coppice Wood, Trowbridge, Wiltshire BA14 6DN

£625,000

LOCATION

Located on West Ashton Road, accessed via a large gravelled drive through an attractive dwarf wall, Coppice Wood is ideally situated on the edge of Trowbridge for access into the town centre and A350. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Set within an idyllic and exclusive cul-de-sac of just four executive homes, we are delighted to offer the opportunity to purchase Oak House, a grand residence affording plentiful space throughout. This simply stunning five bedroom detached residence is set in a large corner plot away from the main road, surrounded by stunning mature landscaped gardens. The ground floor accommodation comprises a spacious and welcoming entrance hall, kitchen, breakfast room, utility room, superb lounge, dining room, study and cloakroom toilet. The first floor galleried landing accesses the master bedroom with en-suite, four additional bedrooms and the family bathroom. Further notable features include gas central heating, Upvc double glazing, a detached double garage and driveway parking.

ENTRANCE HALL

You enter in the large entrance hall through a wooden entrance door with an obscure glazed window to the side, there is a radiator, thermostat heating controls, stairs to the first floor galleried landing and doors leading to the kitchen/breakfast room, lounge, dining room, study and cloakroom toilet.

KITCHEN

15'1" x 10'6"

There is a Upvc double glazed window to the rear, a range of matching wall and base units with rolled top work surfaces and breakfast bar, inset 1.5 bowl sink unit with mixer tap, built in AEG high level double electric oven, insert gas hob with extractor and light over, integrated dishwasher and radiator. This room opens through to the breakfast room.

BREAKFAST ROOM

10'6" x 7'10"

There are Upvc double glazed French doors to the side, radiator and a door leading to the utility room.

UTILITY

10'6" x 6'11"

There is a Upvc double glazed window to the front, a Upvc double glazed obscure tilt and open stable door to the side, work surface with inset basin and a chrome mixer tap, plumbing for washing machine, space for fridge/freezer, a wall mounted gas combination boiler (serviced annually on British Gas service plan), radiator and a door to the storage cupboard.

LOUNGE

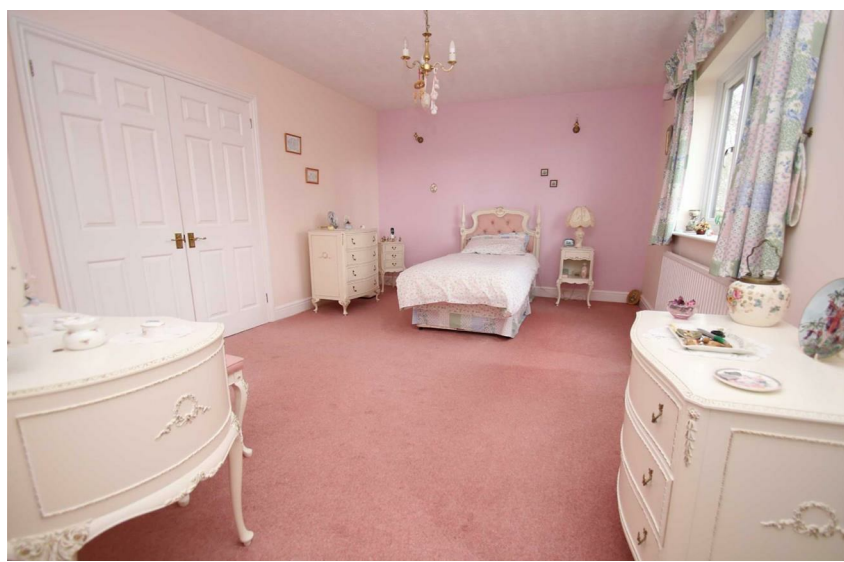
22'8" x 16'1"

A very large Upvc double glazed sliding door overlooks the well established rear garden and sheds this spacious room with lots of natural light. Sitting in the lounge looking through to the garden you are treated to the sight of lot's of wildlife. The room also has a feature fireplace with wooden mantle, stone inlay and hearth, currently the inset fire is not in use but could be reinstated by the new buyer should it be required, there are two inset feature shelved alcoves with lighting, TV point, two radiators and glazed doors leading to the study.

STUDY

16'1" x 7'7"

What an idyllic place to work from home! The two Upvc double glazed windows look out to the front and side gardens, there is a radiator and ample space for furnishings.



DINING ROOM

14'5" max x 11'2"

The large formal dining room has a Upvc double glazed window to the rear and a radiator

CLOAKROOM

There is a Upvc double glazed obscure window to the front, inset low level WC, wall mounted basin, tiled splash backs and a radiator.

FIRST FLOOR LANDING

This superb large galleried landing has a Upvc double glazed window to the front, a radiator and doors leading to all bedrooms, the airing cupboard and family bathroom.

MASTER BEDROOM

16'5" x 13'5"

There is a Upvc double glazed window to the rear, built in double wardrobe, radiator and door to the en-suite.

ENSUITE

Offering both a panelled bath and separate shower cubicle with chrome mains shower the en-suite has a Upvc double glazed obscure window to the rear, a low level WC, pedestal basin with tiled splash backs and a radiator.

BEDROOM TWO

17'1" x 11'6"

There is a Upvc double glazed window to the front, a built in double wardrobe and a radiator.

BEDROOM THREE

11'10" x 10'6"

There is a Upvc double glazed to the rear and a radiator.

BEDROOM FOUR

10'10" x 10'6"

There is a Upvc double glazed window to the front and a radiator.

BEDROOM FIVE

11'10" max x 6'11"

Upvc double glazed window to the rear, built in cupboard and a radiator.

FAMILY BATHROOM

There is a Upvc double glazed obscure window, a sunken corner bath, low level WC, bidet, inset basin with tiled surround, tiled splash backs, shaving socket and inset ceiling spot lights.

EXTERIOR

FRONT

The approach to this stunning home is via a paved path leading through the well kept lawn with attractive planted borders to the front door, with storm porch over and outside light. The garden extends around the side of the property to the rear and a gate leads to a paved area.

REAR GARDEN

Generous established gardens surround the property, providing a huge selection of well kept plants, shrubs and mature trees, which create a huge amount of privacy and tranquility. Largely laid to lawn there is a feature pond, green house, paved area, outside lights and tap. The gorgeous gardens also attract a large variety of birds.

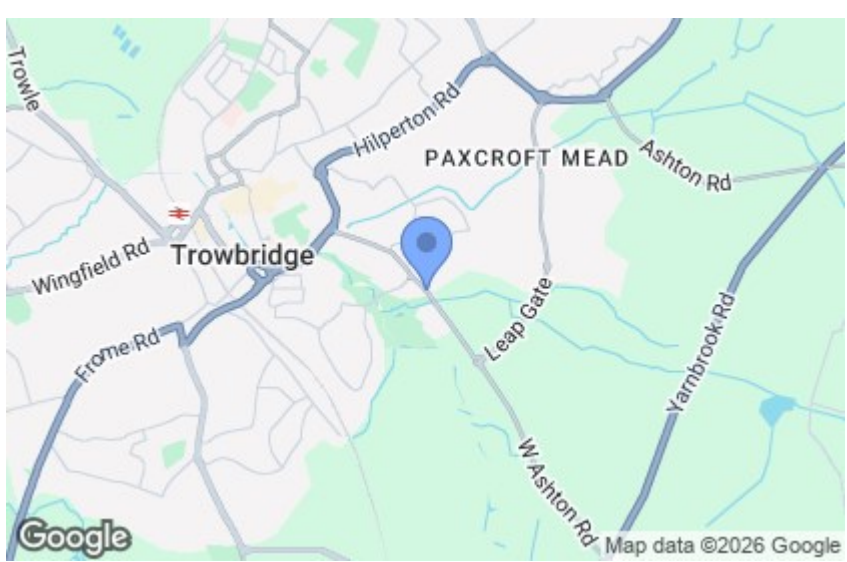
DETACHED DOUBLE GARAGE

19'4" x 18'8"

The large detached double garage to the side of the property has two up and over doors to the front, access to loft storage with pull down loft ladder, power and light. The driveway is located to the front of the garage.

ADDITIONAL INFORMATION

Council Tax Band - G



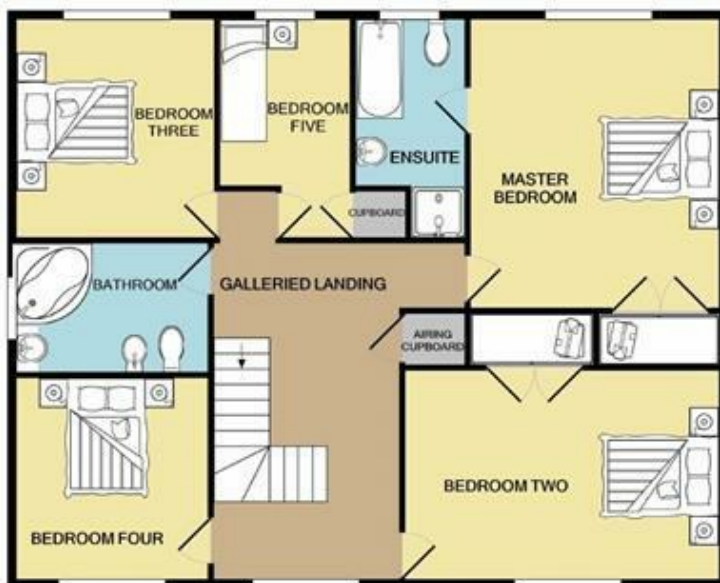






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SALES & MORTGAGES & LETTINGS

GROUND FLOOR
APPROX. FLOOR
AREA 1519 SQ.FT.
(141.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1142 SQ.FT.
(106.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2661 SQ.FT. (247.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
2565 sq.ft. (238.3 sq.m.) approx.



1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 3707 sq.ft. (344.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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