



📍 Martins Farmhouse, 69 Martins Road, Keevil, Wiltshire, BA14 6NA

🏠 Guide Price £675,000

A handsome 4-bedroom detached home situated on a substantial plot, with various outbuildings and well-presented throughout, this home offers flexibility in a delightful village setting.

- 4-bedroom detached family home
- Substantial plot
- Large front and rear gardens
- Separate patio area
- 3 reception rooms
- Ample parking and large garage
- Outbuildings with a variety of uses
- Delightful village setting
- Solar PV panels installed
- Oil fired central heating

🏡 Freehold

🏠 EPC Rating D



A charming and characterful four-bedroom detached farmhouse, offering spacious and versatile accommodation set on a substantial plot within the sought-after village of Keevil, steeped in local history.

The ground floor features three reception rooms, including a generous dual-aspect living room with a log burner, and a separate dining room also enjoying a dual aspect, with French doors opening onto the garden and attractive tiled flooring. A further reception room currently used as a library/study opens up to the rear garden. The kitchen is well-fitted with new worktops, a range of wall and base units, and enjoys a bright outlook, while a useful utility room, W/C, porch and hallway complete the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms and a family bathroom, providing comfortable and flexible living space ideal for families.

Outside, the property enjoys a beautifully landscaped front garden with a lawn area and pathway leading to the entrance. The rear garden is south-easterly facing and offers a large lawn, fruit trees, new decking area, shed, and a further outbuilding with its own circuit board, light, and power.

There is a double garage with light, power, and water supply, as well as a workshop, both providing excellent space for hobbies or storage. The driveway offers ample parking for several vehicles.

Additional benefits include solar PV panels, full CCTV coverage, and Hive systems in operation. Situated within a peaceful village setting surrounded by beautiful countryside walks, this wonderful home perfectly blends rural charm with modern convenience.

### Situation

The property occupies a very pleasant position in this highly regarded Wiltshire village. The village has a thriving community including a Norman church and a primary school whilst the neighbouring villages of Steeple Ashton and Bulkington between them have a community shop and two public houses. Senior schools are located in both Trowbrige and Devizes. Private schools in the locality include Stonar at Atworth, Dauntsey's at West Lavington and Marlborough College. There are some fabulous countryside walks and cycle rides right on the doorstep. Located in the heart of the West Wiltshire countryside, Keevil is well placed for easy commuting to the neighbouring towns of Trowbridge, Westbury, Melksham, Devizes, Salisbury. The World Heritage City of Bath lies only 17 miles away and boasts a superb range of amenities. A Mainline station can be found here with further stations in Westbury, Chippenham and Pewsey.

### Property information

Oil fired central heating. We are advised mains electricity, drainage and water are connected.

Tenure: Freehold

EPC rating: D

Council tax band: D

Agents note: The initial part of the driveway is shared access with shared maintenance costs.



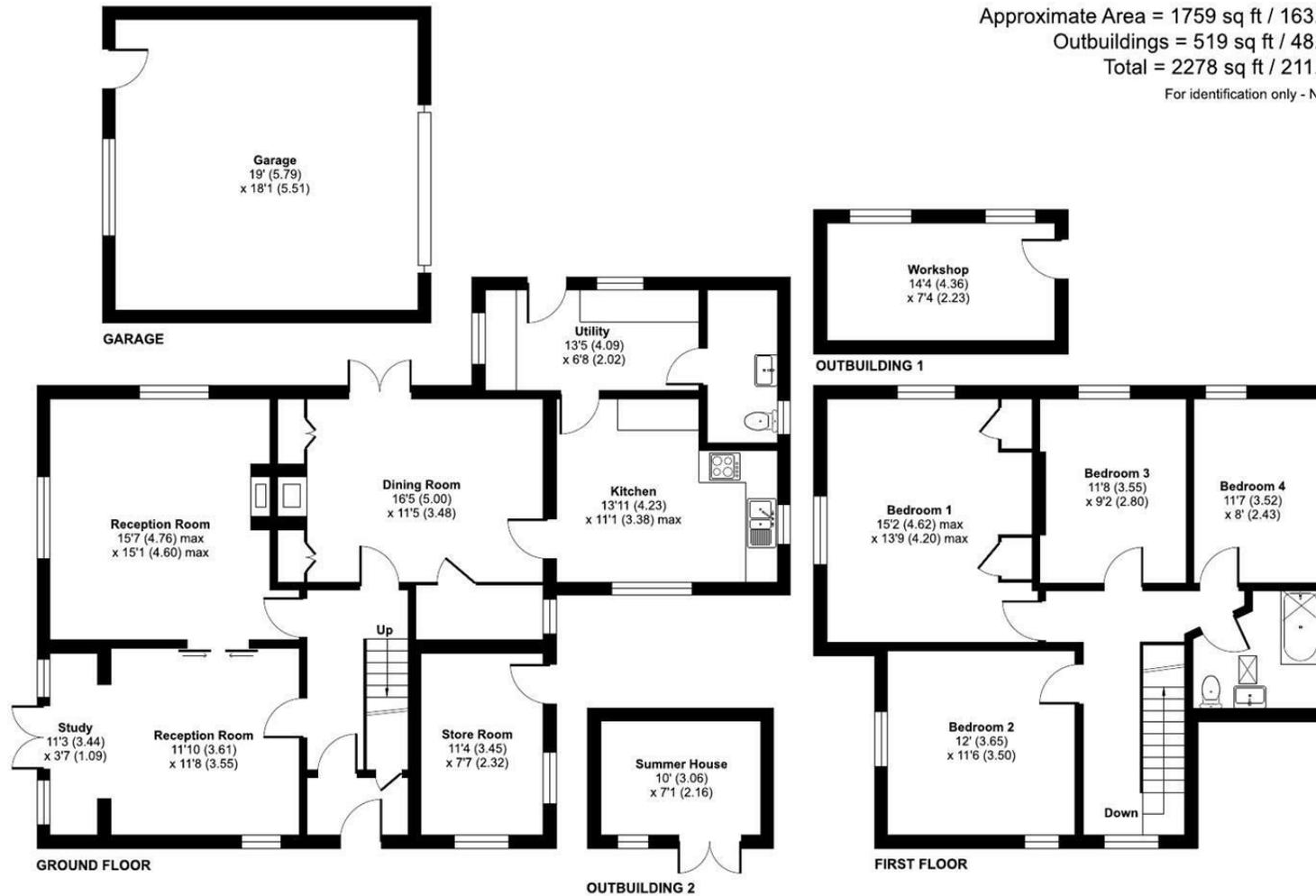
# Martins Road, Keevil, Trowbridge, BA14

Approximate Area = 1759 sq ft / 163.4 sq m

Outbuildings = 519 sq ft / 48.2 sq m

Total = 2278 sq ft / 211.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1358410

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