



📍 40 Blind Lane, Southwick, Wiltshire, BA14 9PJ

🏠 Guide Price £425,000

An immaculate, lovingly maintained, four bedroom, two reception room, detached family house with beautiful gardens, garage and driveway parking which enjoys a semi rural position in this popular village on the edge of Trowbridge.

- Immaculately Presented Detached House
- Four Bedrooms
- Two Reception Rooms
- UPVC Double Glazing & Gas Central Heating
- Modern Bathroom With Four Piece Suite
- Cloakroom
- Beautiful Gardens
- Garage & Driveway Parking
- Popular Village Location

🏡 Freehold

📊 EPC Rating C



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The property offers well presented and generously proportioned accommodation over two floors comprising; entrance hall, large, 22' sitting room with feature fireplace, wood flooring and French doors opening onto the garden, dining room, kitchen with an excellent range of units and some integrated appliances, rear lobby with cloakroom off, principle bedroom with a wonderful outlook over neighbouring countryside, three further good sized bedrooms and a bathroom with a modern suite (bath and separate shower cubicle).

Externally; there is a predominately lawned garden to the front with pretty flower beds to the sides and path to the front door. To the rear there is a beautiful, meticulously maintained garden with patio seating area, section of lawn, well stocked flower and shrub beds and ornamental bushes.

Attached, single garage with up and over door to front, door to rear lobby, plumbing for washing machine, power and lighting. Driveway parking in front for two cars.

#### **Situation**

Southwick is a large village with a pub, shop, church, junior school and a village social club, situated on the outskirts of the Wiltshire County town of Trowbridge and 7 miles from the market town of Frome, with nearby Bradford on Avon all providing a mixture of individual shops and larger stores. Bath is also within commuting distance. Many accessible countryside walks close by including the 156-acre Southwick Country Park.

#### **Property Information**

Council Tax Band; E

Freehold

Services; Mains Gas, Electricity, Water & Drainage.

Gas Central Heating

EPC Rating; C



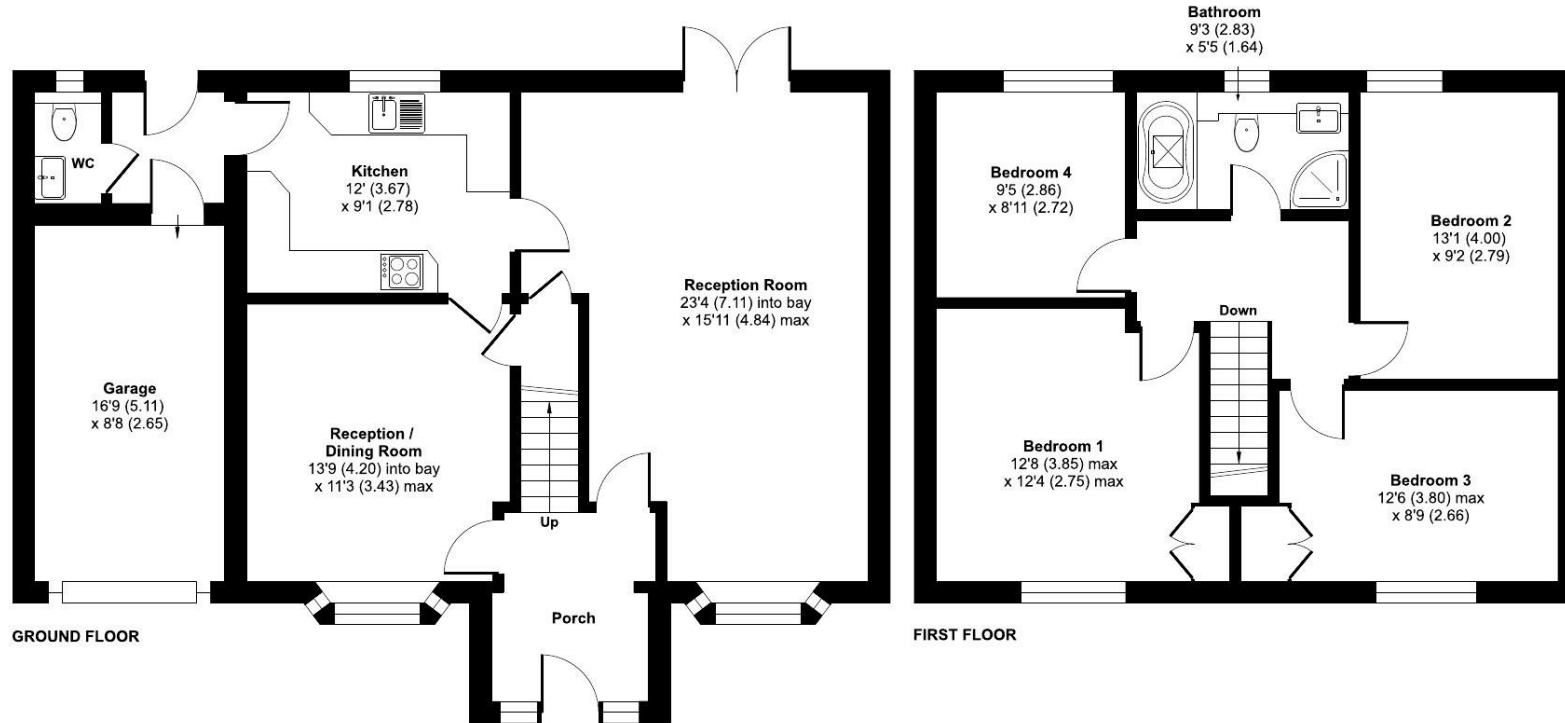
# Blind Lane, Southwick, Trowbridge, BA14

Approximate Area = 1368 sq ft / 127 sq m

Garage = 141 sq ft / 13 sq m

Total = 1509 sq ft / 140 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). © nitchecom 2026. Produced for Strakers. REF: 1436323

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