





📍 15 Shepherds Drove, West Ashton, BA14 6DG

🏠 Guide Price £350,000

In this popular village location, this smart four bedroom family home is well situated and presented throughout. It is within walking distance of a popular Primary School and wonderful countryside walks. Also on offer is off street parking and a single garage.

- Well Presented
- Garage
- Four Bedrooms
- One Reception Room
- Kitchen / Dining Room
- Two Bathrooms
- Popular West Ashton Address
- Rear Garden
- Delightful Countryside Walks
- Village School

🏡 Freehold

🏠 EPC Rating C





Situated in a cul-de-sac in this popular residential area of West Ashton is this fine family home with off street parking, a garage and private rear garden with charming views.

The entrance hall leads to the well proportioned sitting room situated to the rear of the house with double French doors leading to the rear garden. The kitchen is accessible from the living room or entrance hall and has been carefully considered to allow ample space for a dining table as well as offering a range of floor and wall units with integrated appliances; these include electric fan oven, electric hob and hood. Completing the ground floor accommodation is the cloakroom.

To the first floor are four bedrooms along with the family bathroom. The principle bedroom has fitted wardrobe area along with an en-suite shower room. There are three further bedrooms on offer and are served by the family bathroom.

Externally there is a driveway with parking in front of the integral single garage. The front garden is laid to lawn with a pathway leading to the front door. The rear garden leads from the sitting room and has a patio area which leads to a lawn area. A raised flower bed is situated to the side of the lawn. The oil tank his hidden away in the corner behind a fence.

#### **Situation**

West Ashton is small rural village with a primary school, a Church and wonderful countryside walks on the doorstep. Located directly behind the house is a play park. Trowbridge is about 3 miles away where there are a comprehensive range of shopping and leisure facilities and a railway station. The nearby market towns of Trowbridge and Devizes are both close by and the other major centers of Bath, Salisbury Swindon, Chippenham and Marlborough are all within a thirty mile radius.

#### **Property Information**

Council Tax Band; D

EPC Rating;

Freehold

Mains Drainage and Water

Oil Fired Central Heating



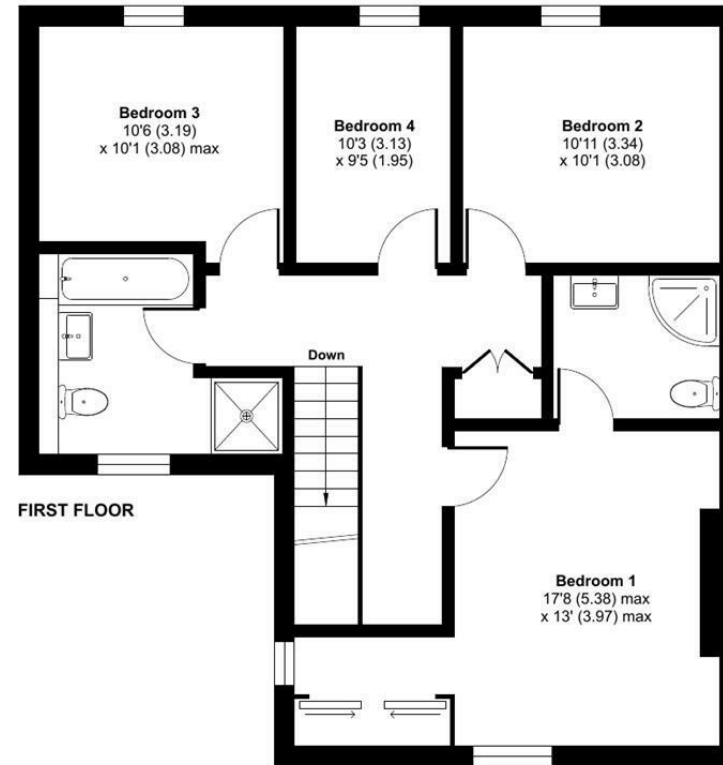
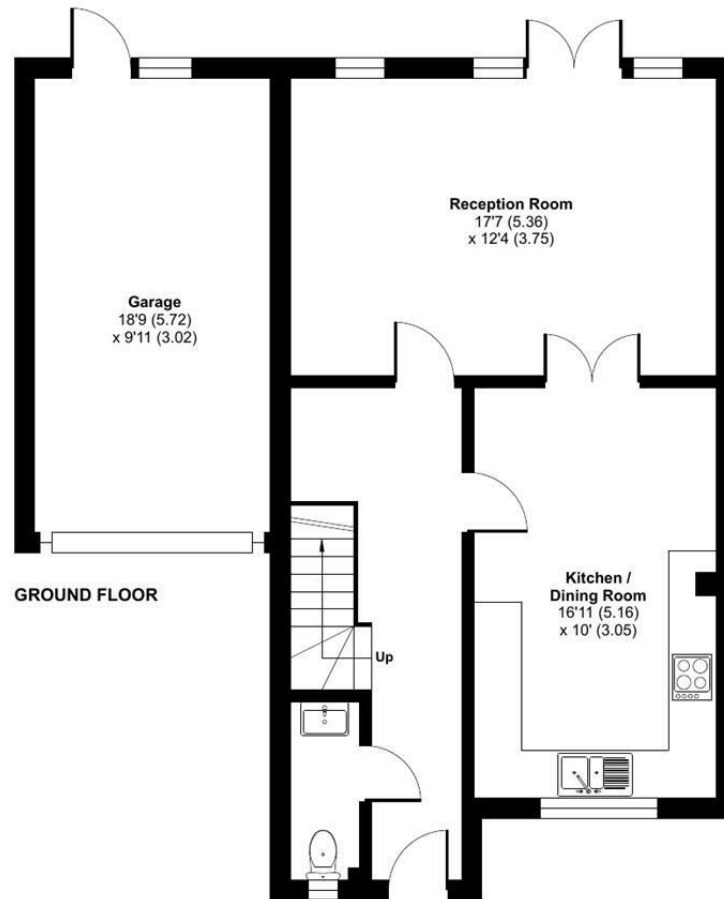
# Shepherds Drive, West Ashton, Trowbridge, BA14

Approximate Area = 1257 sq ft / 116.7 sq m

Garage = 183 sq ft / 17 sq m

Total = 1440 sq ft / 133.7 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 2025. Produced for Strakers. REF: 1341443

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.