



📍 The Long House, 25 St. Georges Court, Semington, Trowbridge, Wiltshire, BA14 6GA

🏠 £260,000

A beautifully presented, two double bedroom, two bathroom, detached period bungalow with allocated parking for two cars, two useful stores and wonderful communal gardens, which forms part of an impressive development, tucked away in the popular village of Semington.

- Detached, Grade II Listed, Period Bungalow
- Two Double Bedrooms
- Immaculately Presented Throughout
- Bathroom & En Suite Shower Room
- Modern Kitchen
- Beautiful Communal Gardens
- Two Allocated Parking Spaces
- Popular, Village Development
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating E



A beautifully presented, detached, Grade II Listed, period bungalow with allocated parking for two cars, two useful stores and wonderful communal gardens, which forms part of an impressive development, tucked away in the popular village of Semington, close to the towns of Trowbridge and Melksham. NO ONWARD CHAIN

St Georges Court originally dates back to the late 1830's and was designed by renowned architect H.E. Kendall. It was originally built as a workhouse and then transitioned into St George's Hospital. In the early 2000s it underwent a sympathetic restoration transforming the building into residential homes.

The property offers excellent accommodation arranged over one floor comprising; entrance hall, good sized, dual aspect, reception room with feature fireplace, superb kitchen/breakfast room with modern units, large principle bedroom with en suite shower room, further double bedroom with built in wardrobes and a bathroom with white suite.

Externally; there are beautiful communal grounds and gardens which surround the property. Two useful storage rooms.

Two allocated parking spaces, situated in the communal car park nearby.

#### **Situation**

St Georges Court occupies a lovely position just off the High Street of the popular village of Semington. The village itself has an excellent primary school, church and village hall with bar and skittle alley. The property has fantastic access to open countryside walks as well as strolls along the famous Kennet and Avon Canal. The nearby county town of Trowbridge is only four miles away and offers three secondary schools, shopping centres, two leisure centres, a train station, whilst the world heritage city of Bath is only 15 miles away and offers more comprehensive facilities. There are excellent private schools including King Edwards, Prior Park and Monkton Combe in Bath, and the well respected Daunstey's School in West Lavington. The mainline train stations of Westbury (7 miles) and Chippenham (10 miles) offer links to London Paddington. A useful website for Semington is: <http://www.semington-village.co.uk/semington-village-hall>.

#### **Property Information**

Council tax band; C

Tenure; Leasehold - 999 years from 1st January 2001

Service Charge - Approximately £170pcm

Services: Mains drainage, water and electricity

Electric Heaters

EPC Rating; E



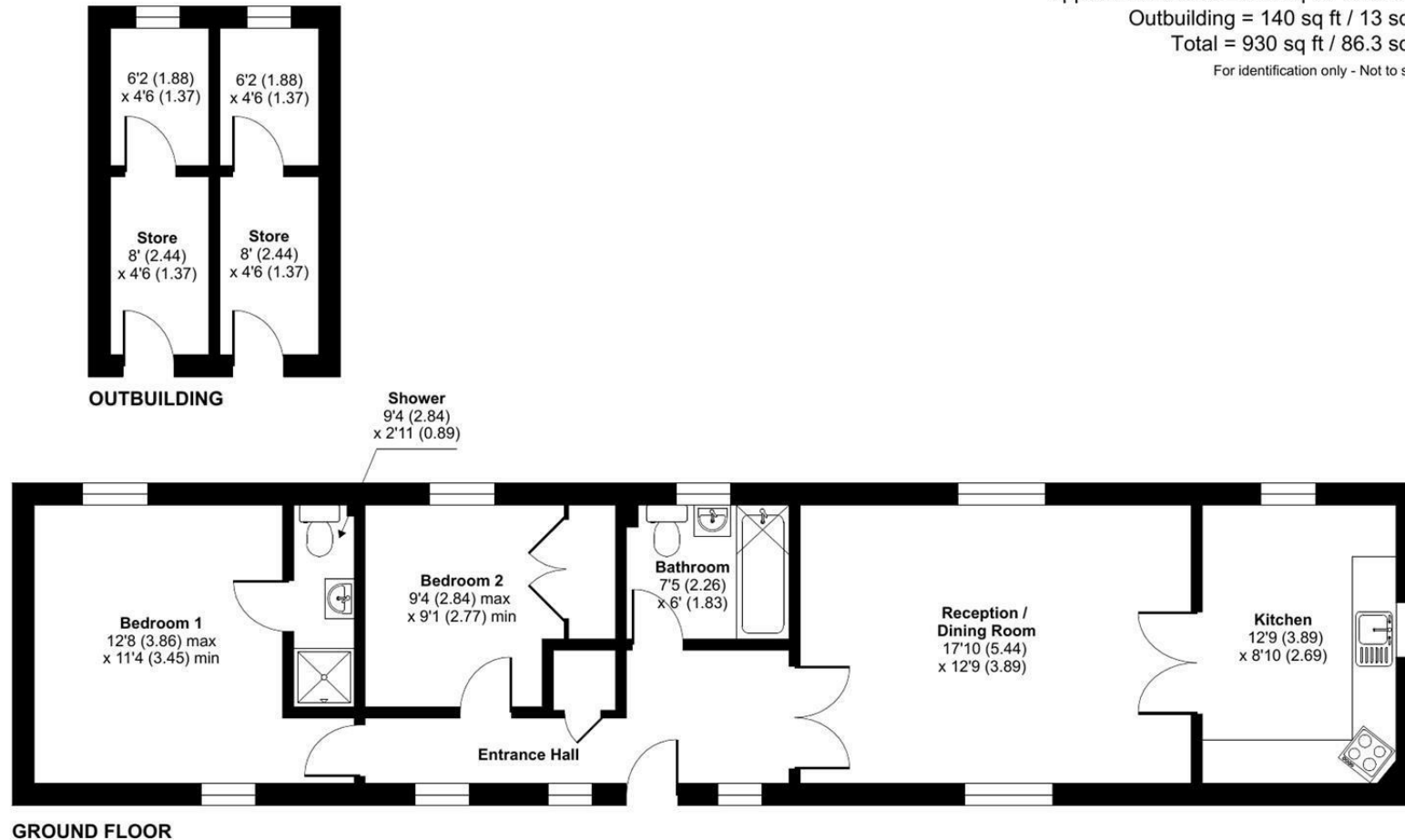
## St. Georges Court, Semington, Trowbridge, BA14

Approximate Area = 790 sq ft / 73.3 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 930 sq ft / 86.3 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). © nitchcom 2026. Produced for Strakers. REF: 1432977

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.