





📍 Plot 11 The Hartpury, St Georges Mead Kendall Lane, Semington, Trowbridge, Wiltshire, BA14 6GY

💰 £625,000

St George's Mead brings the latest collection of award winning new homes to the delightful Wiltshire village of Semington. This four bedroom, detached house is one of only eighteen stunning properties which enjoy a peaceful, semi rural position.

- ZERO CARBON 'A' rated energy efficient homes designed with LOWER RUNNING COSTS
- Viewings available daily 11:00am to 5:00pm (by appointment only)
- FREE FLOWING ground floor accommodation with Wide aspect FRENCH DOORS opening onto garden
- Located on an award winning development
- Packed with renewable technologies such as solar PV and air source heat pump
- UNDERFLOOR HEATING to ground floor
- Principal bedroom suite benefits from FITTED WARDROBES and ENSUITE
- Home office/garden room, garage & EV charging point

🏡 Freehold

🏠 EPC Rating A





A zero carbon, contemporary, double fronted, detached house which offers free flowing ground floor accommodation which includes two separate reception rooms. The property is being built to a high quality specification and benefits from many 'climate considerate' features including solar PV and an air source heat pump.

St George's Mead brings the latest collection of award winning new homes to the delightful Wiltshire village of Semington. This small, select development consists of only 18 stunning properties which enjoy a peaceful, semi rural position.

The property offers accommodation comprising, entrance hall with storage cupboards and cloakroom off, superb, open plan kitchen/sun lounge with contemporary units, island unit with breakfast bar, utility room off and French doors opening onto the rear garden, good sized sitting room, dining room, principle bedroom with en suite shower room and built in wardrobes, three further bedrooms and a bathroom.

Externally there are gardens to the front and rear, home office/garden room, single garage with EV charging point and driveway parking in front for two cars.

\*Photos are of a similar property on a different development

#### **Situation**

St Georges Mead 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; TBC

Tenure; Freehold

Services: Mains drainage, water and electricity

Underfloor heating on the ground floor and central heating on the first floor via an air source heat pump

UPVC double glazing

EPC Rating; A (predicted)

Zero carbon, energy efficient home, designed with lower running costs





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