



📍 15 Helps Well Road, Hilperton, Trowbridge, BA14 7TE

🏠 Guide Price £450,000

A spacious four bedroom, two bathroom, detached, family house with enclosed garden, garage and ample driveway parking, which is pleasantly situated on the popular Paxcroft Mead development, within walking distance of schools and amenities.

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Bathroom and En-Suite Shower Room
- Conservatory
- Driveway Parking and Single Garage
- Rear Garden
- Front Garden
- Highly Sought After Address

🏡 Freehold

🏠 EPC Rating D



Situated on a highly sought-after road within this popular development, this impressive four-bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family living.

The property is entered via a welcoming entrance hall, leading through to a beautifully proportioned dual-aspect reception room spanning the length of the house. A central fireplace provides an attractive focal point, while doors open into the conservatory at the rear, creating an additional reception area with views over the garden.

The kitchen/breakfast room is also positioned at the rear of the property and provides ample space for a dining table and chairs, making it an ideal hub of the home. The kitchen is fitted with a range of floor and wall-mounted units with space for appliances. A separate utility room is accessed from the kitchen and offers further storage and direct access to the rear garden. An additional reception room to the front of the property provides flexibility for use as a snug or a dining room. A ground floor WC completes the downstairs accommodation. To the first floor are four well-proportioned bedrooms, all benefitting from fitted cupboards. The principal bedroom features an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom comprising a bath with shower attachment and contemporary white sanitaryware.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, in addition to a single garage. The front garden has been attractively hard landscaped with gravel and complemented by mature shrubs and planting, creating an inviting first impression. The rear garden features a patio area ideal for outdoor dining and entertaining.

#### **Situation**

Paxcroft Mead forms part of the popular village of Hilperton which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

#### **Property Information**

Council Tax Band; E

EPC Rating; D

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



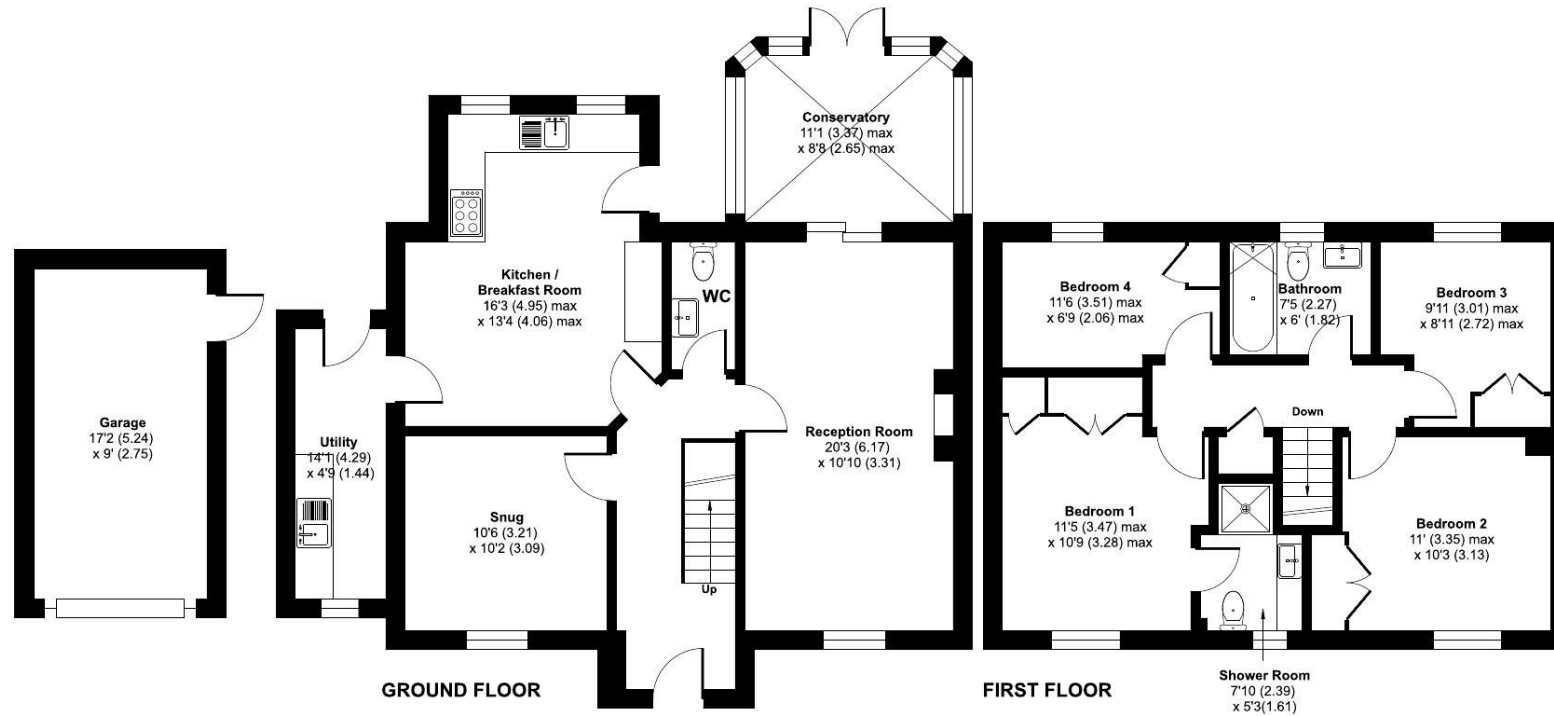
# Helps Well Road, Hilperton, Trowbridge, BA14

Approximate Area = 1426 sq ft / 132.4 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1581 sq ft / 146.7 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 2026. Produced for Strakers. REF: 1418233

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