



strakers

📍 Plot 5 The Prestbury, St Georges Mead Kendall Lane,  
Semington, Trowbridge, Wiltshire, BA14 6GY

In branch | Online | On the move  
[strakers.co.uk](https://strakers.co.uk)



📍 Plot 5 The Prestbury, St Georges Mead Kendall Lane, Semington, Trowbridge, Wiltshire, BA14 6GY

💷 £595,000

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

🏡 \*STAMP DUTY PAID ON PLOT 5 (THE PRESTBURY)\*  
Freehold

🏠 EPC Rating A





**\*STAMP DUTY PAID ON PLOT 5 (THE PRESTBURY)\***

A zero carbon, contemporary, detached house which offers free flowing ground floor accommodation which maximises light and flexibility. 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 cloakroom off, superb, open plan kitchen/dining room with contemporary units, island unit with breakfast bar, and open plan to a lovely and light, partially glazed, sun lounge with French doors opening onto the rear garden, utility room, good sized sitting 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





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.