



📍 21 Kendall Lane, Semington, Trowbridge, Wiltshire, BA14 6GY

💷 £850,000

A stunning example of 'The Arlingham', a carbon-neutral, five bedroom, three reception room, three bathroom, detached house, with good sized gardens, double garage and ample driveway parking, which forms part of an award winning development, built by Newland Homes.

- Stunning, Carbon-Neutral, Detached House
- Fitted With Solar Panels & Battery Storage
- Five Good Sized Bedrooms, Three Reception Rooms
- Bathroom & Two En Suite Shower Rooms
- Greatly Upgraded By The Current Owners
- Underfloor & Central Heating (Air Source Heat Pump)
- High Specification, Beautifully Presented Home
- End Corner Plot With Good Sized Private Gardens
- Double Garage & Ample Driveway Parking
- Sought After Village Location

🏡 Freehold

🏠 EPC Rating A



A stunning example of 'The Arlingham', a carbon-neutral, detached house, which forms part of an award winning development built by Newland Homes. The property occupies an enviable, larger than average corner plot with open space to the rear and benefits from good sized private, gardens, superb summer house with large paved patio seating area, double garage with electric remote controlled door and driveway parking for numerous vehicles.

The spacious, flexible accommodation on offer comprises; welcoming, light and open entrance hall with cloakroom off, good sized sitting room with excellent quality built in media unit and bi-fold doors opening onto the garden, fabulous kitchen/dining room with contemporary units, quartz worktops, integrated appliances and bi-fold doors opening onto the garden, utility room, second reception room/snug, large study with extensive, quality range of built in furniture, landing with large floor to ceiling window, impressive principle bedroom with en suite shower room and dressing room, guest bedroom with built in wardrobes and en suite shower room, three further generously proportioned bedrooms (two with built in wardrobes) and a superb bathroom with freestanding bath and separate shower cubicle.

Externally there is an easily maintainable garden to the front, with gated access leading to the rear garden, which is predominantly lawned, level, private and complete enclosed. Directly to the rear of the house there are two paved patio seating areas with remote controlled, retractable awnings and a further good sized porcelain-tiled patio seating area sits next to a wonderful summer house with power and lighting. Tucked away in the corner of the garden there is a detached workshop with power and lighting.

Attached, double garage with electric, remote controlled, up-and-over door to the front, door to the rear, power and lighting. Block paved driveway for parking numerous vehicles, which can be enclosed by double gates to the front.

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; G

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

Solar panels (owned) and battery storage

UPVC double glazing

EPC Rating; A



Kendall Lane, Semington, Trowbridge, BA14

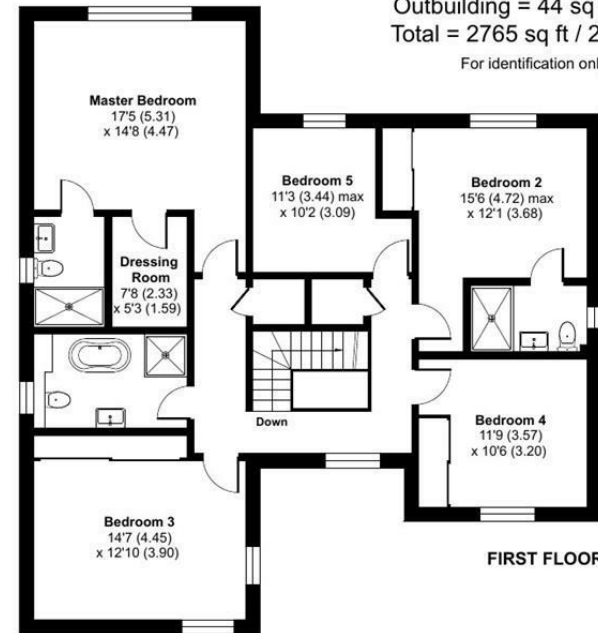
Approximate Area = 2374 sq ft / 220.5 sq m

Garage = 347 sq ft / 32.2 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 2765 sq ft / 256.7 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: 1380904

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