



📍 17 Leventon Place, Hilperton, Trowbridge, Wiltshire, BA14 7US

🔗 Guide Price £475,000

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

- Spacious, Well Presented, Detached, Family House
- Five Good Sized Bedrooms
- Bathroom & Two En Suite Shower Rooms
- Large Sitting Room With Multi Fuel Burning Stove
- Impressive Kitchen/Dining Room With Integrated Appliances
- Snug/Office
- UPVC Double Glazing & Gas Central Heating
- Well Enclosed, Predominately Lawned Garden
- Garage & Driveway Parking
- Popular Location

🏠 Freehold

🏠 EPC Rating C



A spacious, well presented, detached, family house with well enclosed garden, garage and ample driveway parking, which is pleasantly situated just off the sought after Lacock Gardens, on the popular Paxcroft Mead development, within walking distance of schools and amenities.

The property offers excellent accommodation over three floors comprising; entrance hall with cloakroom off, good sized, full depth, sitting room with feature, multi fuel burning stove and French doors opening onto the rear garden, impressive, dual aspect, kitchen/dining room with modern units and integrated appliances, snug/office with French doors opening onto the garden, large, principle bedroom with en suite shower room, guest bedroom with en suite shower room, two further double bedrooms, one generous single bedroom and a bathroom with white suite.

Externally there is a lawned garden to the front and a path leading to the front door. To the rear there is a well enclosed, predominately lawned garden with decked seating areas and gated access to the side.

Attached, single garage with up and over door to the front, door to the rear, power and lighting. Block paved driveway for parking two cars.

### 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; F

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



# Leventon Place, Hilperton, Trowbridge, BA14

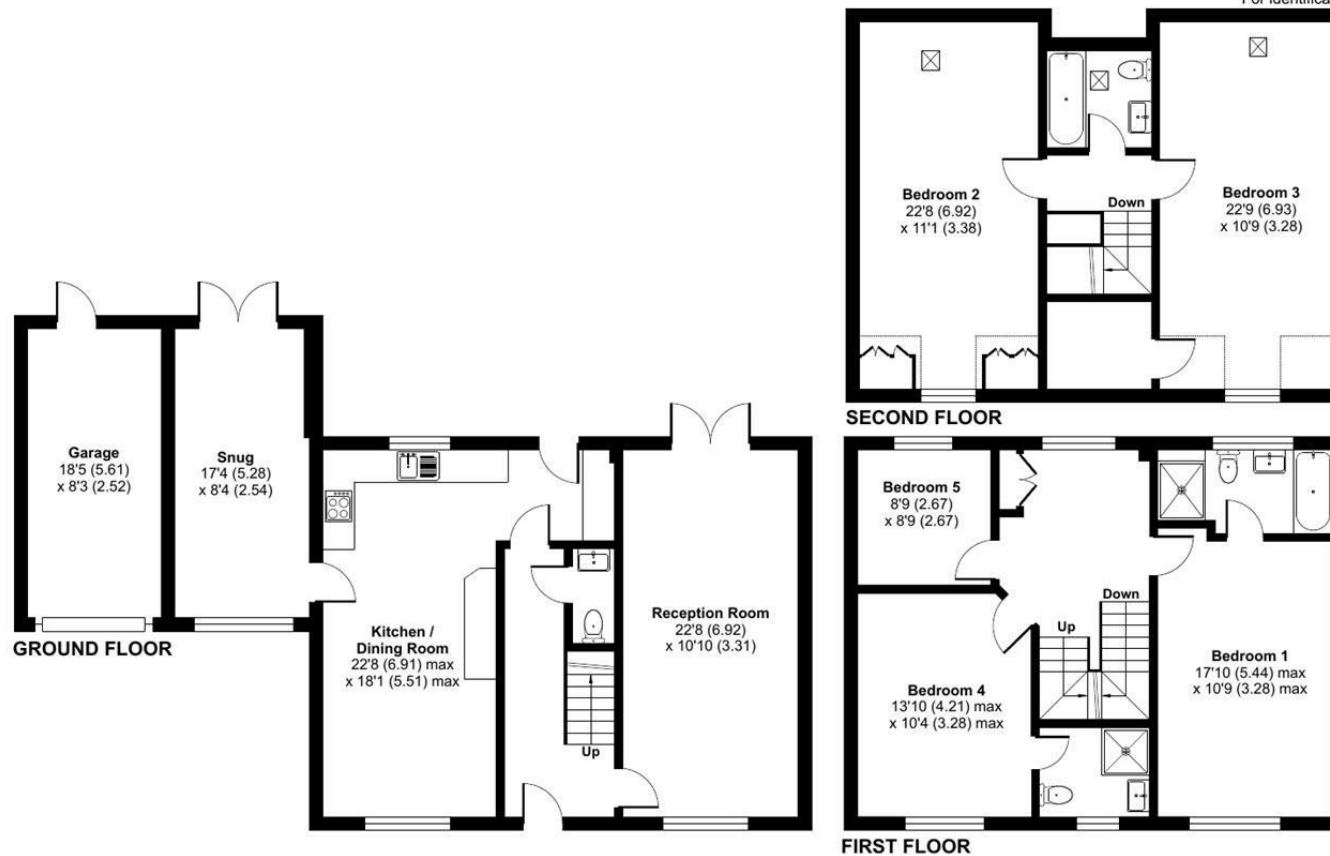
Approximate Area = 2092 sq ft / 194.3 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 2292 sq ft / 212.9 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). © ntechcom 2025. Produced for Strakers. REF: 1346413

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