



16 Leigh Road, Holt, BA14 6PW.

Asking price: £850,000.

Handsome village home with ample grounds. Fabulous flexible spaces; 6 double bedrooms, 4 receptions, conservatory. No chain.

Holt is a Wiltshire village sporting enviable amenities such as the Holt Super Store, the Glove Factory with grounds & café, two highly recommended pubs, The Courts – a beautiful National Trust site. There is a primary school, village church & tennis courts. Holt is superbly situated for the market towns of Bradford on Avon, Melksham, Corsham & Melksham; between these four there are rail links, high street shopping & almost any supermarket one could need! Georgian Bath offers city centre shopping, rail links to London, many restaurants, bars, nightlife & entertainment. Above all Holt has a thriving community.

Number 16 Leigh Road has a handsome elevation in both stone & red brick, it is Grade 2 listed. The ample accommodation is fabulously flexible. The ground floor has comfortable sitting room wood burner, a cosy snug & a cosier study. The dining room & kitchen are more or less open plan; surely the heart of the home, an excellent sociable space for eating chatting & entertaining friends & family - all have fireplaces. Linking the house to the garden is the conservatory which leads out onto the patio seating area looking along the length of the garden. Lastly, we find the utility room, pantry & cloakroom. The first floor has six double bedrooms which share two bathrooms, one with bath the other with shower. There is a need for modernisation here which is reflected in the price.

Externally the walled rear garden enjoys a roughly west facing aspect. There is a patio seating area immediately outside the house – vital in the summer months. The lengthy lawn has planted beds & borders before the vegetable garden at the far end with raised beds. The garage is nearly 32 feet long with a further tool shed inside it! This wonderful outside space is a super retreat offering a degree of peace & privacy. Essential viewing.

Unique village home

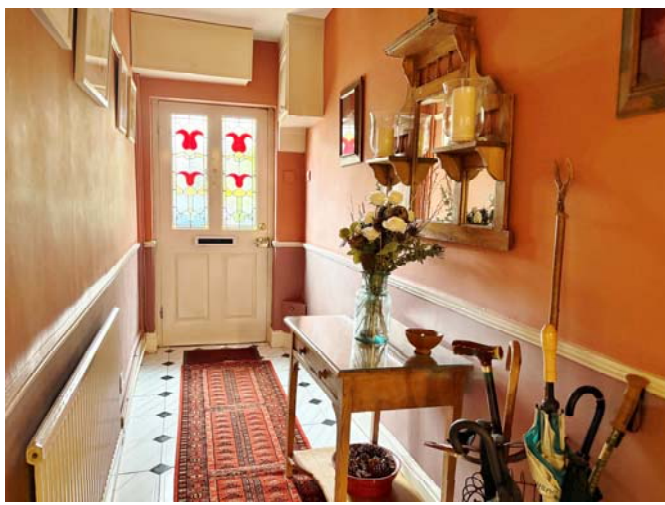
Six double bedrooms

Four receptions & conservatory

Kitchen, utility & cloakroom

West facing walled gardens, garage & parking

Popular village with amenities. NO CHAIN.





*A unique home in a
sought after village*





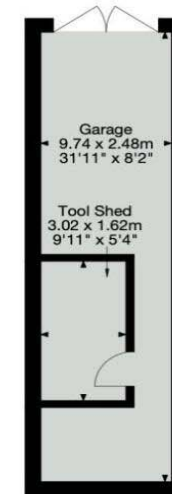
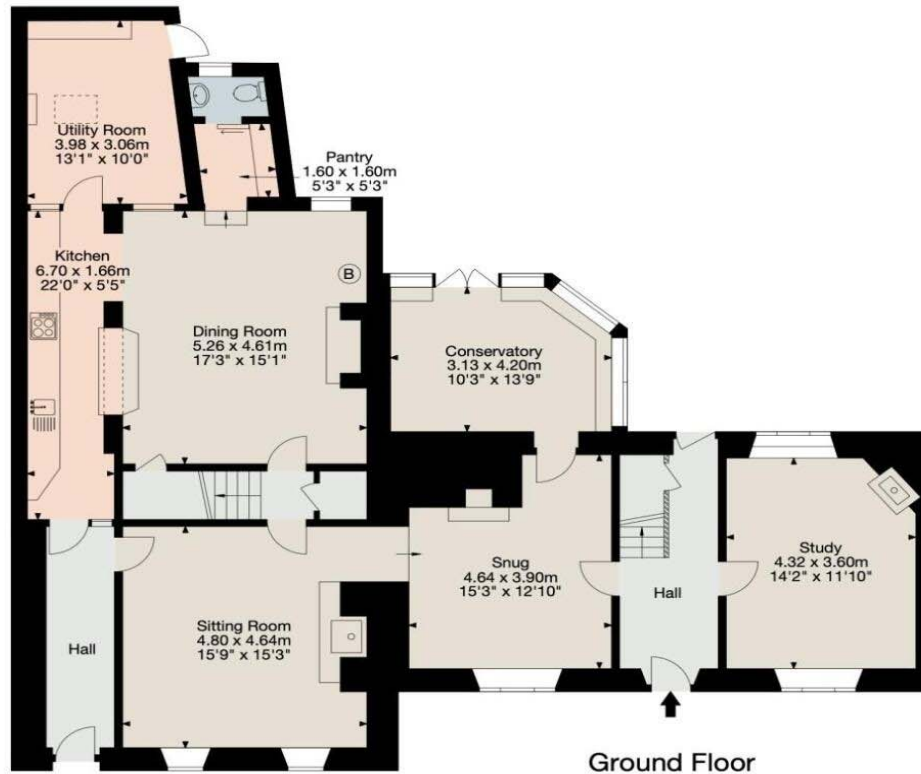
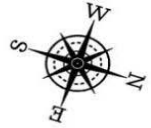
16 and 17 Leigh Road, Holt, Trowbridge, Wiltshire BA14 6PW

Gross Internal Area (Approx.)

Main House = 275 sq m / 2,960 sq ft

Garage = 24 sq m / 258 sq ft

Total Area = 299 sq m / 3,118 sq ft



Garage

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.



*Welcome to 16 Leigh Road,
in wonderful Holt*



*Southwest facing walled
gardens & veggie patch*

