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ESTATE AGENT

Brookside, Ashton Common, near Trowbridge, BA14 6DT.

Guide price; £750,000

Detached country property with stabling for five horses, barn & paddock. Pretty gardens & two garages. Circa 4.36 acres in all

Brookside sits in countryside between Trowbridge & Steeple Ashton on an attractive plot. On the ground floor we find two good receptions: a comfortable sitting room with fireplace & a dining room presently used as an office. The kitchen breakfast room is a sociably large space & adjoins the conservatory, great for summer parties. There is also a utility, cloak room & downstairs bathroom. Upstairs there are three bedrooms. The master has an ensuite shower room. All three enjoy a pleasant outlook over the gardens & grounds. One might look to modernise or extend Brookside in particular the first floor over the kitchen & utility. Surrounding the house are attractive sunny gardens with lawns, beds & bushes & a patio & beautiful trees.

Of special note is the stable block with five stables including a larger "foaling stable" plus store & yard. The handsome detached timber barn is an impressive 39'4 x 23'5. Lastly there is a level paddock we believe to be 3.25 acres.

Trowbridge offers a broad range of shopping from independent retailers to national chains & supermarkets. We find a train station in town & good bus connections. There are primary schools, secondary schools & Wiltshire College. There are plenty of pubs, restaurants and an Odeon Cinema complex with parking nearby and the Arc Theatre for live entertainment. The area offers good countryside, canal & riverside walking. Bath offers city centre shopping, entertainment & night life just a train trip away.

- Detached country home with land
- Stable block with five stables & barn
- Three bedrooms, two bathrooms
- Large garden & paddock
- Two receptions & kitchen dining room
- Two garages, store & parking **EPC - E**





Well located country home

*Good garden & paddock
Over 4 acres in all*

Stables, barn & garaging

