



**SUNDIAL HOUSE**  
Steeple Ashton

**Carter Jonas**

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## **SUNDIAL HOUSE, 19 HIGH STREET, STEEPLE ASHTON, TROWBRIDGE, WILTSHIRE, BA14 6EL**

**A HANDSOME DETACHED FOUR BEDROOM CENTRAL VILLAGE HOUSE OVERLOOKING THE GREEN WITH A LOVELY GARDEN, DETACHED GARAGE AND OFF ROAD PARKING.**

- Westbury 6 miles (London Paddington from 75 minutes)
- Bath 14 miles
- M4 (J17) 10 miles

Reception hall • Sitting room • Dining room • Drawing room • Kitchen/breakfast room • Utility room • W.C • Main bedroom with en suite bathroom and dressing room • Three further bedrooms • Shower room

Enclosed rear garden • Garage • Off street parking  
EPC rating TBC

### **DESCRIPTION**

A handsome detached central village house fronting onto the village green, believed to have been built around 1830 and listed Grade II. It is built of ashlar limestone elevations under a clay tile roof with a central 6-panelled door in Ionic portico and a balustraded parapet. The two storey accommodation flows around a central and welcoming reception hall, the rooms boasting generous proportions with high ceilings. Throughout the house are numerous period features to include open fireplaces and six pane sash windows. Part of the original building incorporated an old Methodist chapel, providing a large space to the rear where the large drawing room now sits, and having French doors opening onto the rear garden. The kitchen/breakfast room has an aga and a stable door similarly opens into the garden.

The first floor has a main bedroom to the rear, overlooking the garden and provides an en suite bathroom and a large dressing room/storeroom. There are three further bedrooms and a large shower room.



At the rear of the house with side access into the lane is an enclosed and private garden, easily maintained as having been paved with shrub borders. A detached pitched roof garage sits at the side of the house that has light and power, allowing for a home office/studio conversion should one wish. There are two off road parking spaces at the side of the house.

#### LOCATION

The house is located in a quiet position opposite the historic Village Green within the heart of the picturesque village of Steeple Ashton. The village has a thriving community providing a beautiful church, playing fields, a public house/shop/post office. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are close by. There is a main line railway services direct to Paddington from Westbury whilst the historic market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius.

#### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** Grade II Listed

**Local Authority:** Wiltshire Council. Council Tax Band G.

**Services:** Mains water and electricity are connected. Oil central heating.

**Viewing:** Strictly by appointment with Carter Jonas.

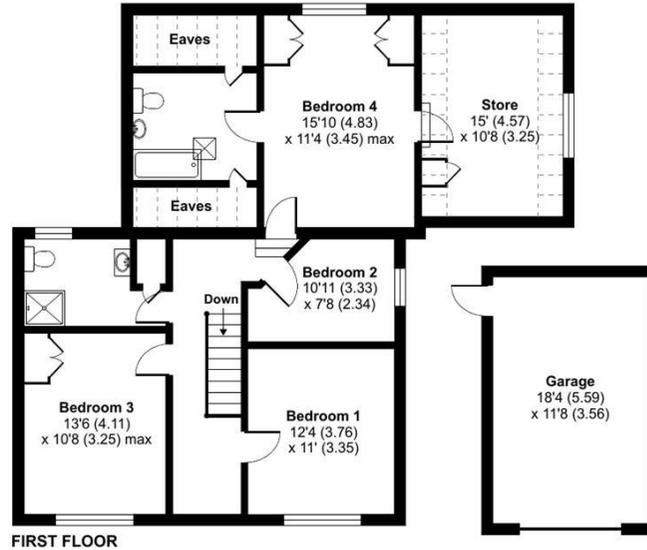
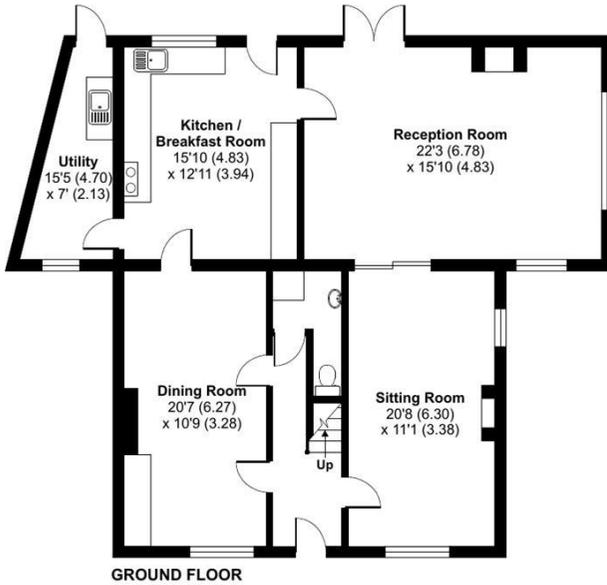


# High Street, Steeple Ashton, Trowbridge, BA14

Approximate Area = 2343 sq ft / 217.6 sq m (includes garage)  
 Limited Use Area(s) = 214 sq ft / 19.8 sq m  
 Total = 2557 sq ft / 237.5 sq m  
 For identification only - Not to scale



Denotes restricted head height



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Strakers. REF: 854401

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