



## CASTLE HEDINGHAM, TROWBRIDGE

**£435,000** Freehold

This beautifully presented four bedroom home is located in Castle Hedingham within the Castlemead Development.



**Sales | Lettings | Land & New Homes**  
**Auctions | Probate**

**paxtons**  
ESTATE AGENTS



Offering a beautiful four bed detached property, built just seven years ago, this Charles Church home is still within its 10 year New Home Warranty.

A spacious and immaculate abode which boasts a popular family design, nestled in a regarded cul-de-sac near schools, amenities, and the serene beauty of countryside walks and woodland.

This beautifully presented home is located in Castle Hedingham within the Castlemead Development and offers spacious living with a large homely lounge, the useful addition of a study, and a bright and accommodating kitchen/dining/family room, perfect for entertaining.

Upstairs, four double bedrooms provide ample space for the whole family. The master bedroom boasts an en-suite shower room and built in wardrobes, while the family bathroom features a separate bath and shower cubicle.

Situated on a corner plot, the generous West facing garden wraps around the property, and a driveway and single garage complete the package.



This lovely property is situated close to local shops and amenities and bus routes. This popular development is a family orientated location, benefitting from two primary schools, a variety of shops including a supermarket, family pub and also a social club provided for the community.

There are also many things to do including walking and cycling around the local paths and open spaces and numerous local play areas.

Trowbridge itself offers busy shopping facilities, a modern cinema complex with popular restaurants and train station with direct links to Bath, Bristol and beyond.





- Close to shops and schools
- Four Double Bedrooms
- En-suite Shower Room
- Family Bathroom/Shower Room
- Large Lounge
- Kitchen/Dining Room/Family Room
- Study
- Driveway Parking
- Single Detached Garage

Entrance Hall

Study

10'1" x 8'3"

Lounge

16'8" x 12'3"

Cloakroom

Kitchen/Dining Room/Family Room

25'5" x 11'1"

Master Bedroom

13'0" x 12'0"

En-suite Shower Room

Bedroom 2

14'8" x 9'1"

Bedroom 3

10'6" x 9'1"

Bedroom 4

10'2" x 8'7"

Family Bathroom

Garage

20'1" x 10'5"

Driveway

Rear Garden

## Castle Hedingham, Trowbridge, BA14

Approximate Area = 1392 sq ft / 129.3 sq m

Garage = 212 sq ft / 19.7 sq m

Total = 1604 sq ft / 149 sq m

For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichroom 2024. Produced for Paxtons Estate Agents. REF: 1237655

Council Tax Band: E  
(Wiltshire Council)  
Tenure: Freehold  
Green Square Annual  
Service Charge: FEE  
TBC

Parking options:  
Driveway, Garage  
Garden details: Rear  
Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

### Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

**Paxtons Estate Agents**  
15 Hackett Place, Paxcroft Mead,  
Trowbridge, Wiltshire BA14 7GW  
Phone: 01225 777696

Email: [enquiries@paxtonsresidential.co.uk](mailto:enquiries@paxtonsresidential.co.uk)  
Web: [paxtonsresidential.co.uk](http://paxtonsresidential.co.uk)

VAT registration number - 245 9691 64  
Company Registration: 8776482

