



8 Middle Lane, Trowbridge, BA14 7LG
Guide Price £550,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 1 (Plus a Cloakroom)
Receptions: 2 (Plus a Garden Room & Detached Garden Studio)

A rare opportunity to acquire this well-presented and highly adaptable four-bedroom detached home, occupying a private, level plot of approximately 0.3 acres in a peaceful no-through road within one of Trowbridge's most sought-after locations. This well-presented home benefits from approved planning permission (Ref: **PL/2025/09510**) for substantial two-storey and single-storey extensions, offering excellent scope to create a significantly larger family home.

The welcoming entrance hall features attractive wall-panelling and herringbone-effect flooring, with a cloakroom and utility room adding practicality. To the rear, the spacious sitting room enjoys garden views, a feature fireplace, wood-panelled wall and a capped gas point. A separate dining room links the sitting room, kitchen and garden room, making it ideal for entertaining. The front-facing kitchen includes fitted appliances and generous pantry storage, while the versatile garden room provides an excellent space for a home office, gym, playroom or hobbies.

Upstairs are four well-proportioned bedrooms, all enjoying pleasant leafy outlooks, served by a neutral family bathroom with a bath, shower, heated towel rail and natural light.

The south-facing garden is a particular highlight, offering a private, mature setting with extensive lawn, patios, established planting and shaded seating areas. A substantial, insulated garden studio with power, internet and double glazing provides flexible additional accommodation, complemented by a high-quality Keter Newton Plus store/workshop.



To the front, a long driveway, double garage and impressive 27-foot carport provide extensive parking, with further potential to create additional spaces if required.

Middle Lane is widely regarded as one of Trowbridge's most desirable residential addresses, combining a peaceful setting with easy access to the town centre, Hilperton, Bradford on Avon and Holt. Nearby are local shops, a well-regarded school, nursery, café and the Kennet & Avon Canal, while rail links from Trowbridge and Bradford on Avon provide convenient access to Bath, Bristol, Cardiff and London. Trowbridge itself offers an excellent range of shopping, leisure and cultural amenities, making this an outstanding location for family living.

Additional Information:

Tenure: Freehold Detached House

Council Tax Band: F

Current EPC Rating: D (60)

Potential EPC Rating: C (80)

Services:

Mains Gas Radiator Central Heating.

Mains Drainage Supply.

Mains Electricity Supply.

Mains Water Supply.

Double Glazing.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.



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Approximate Gross Internal Area

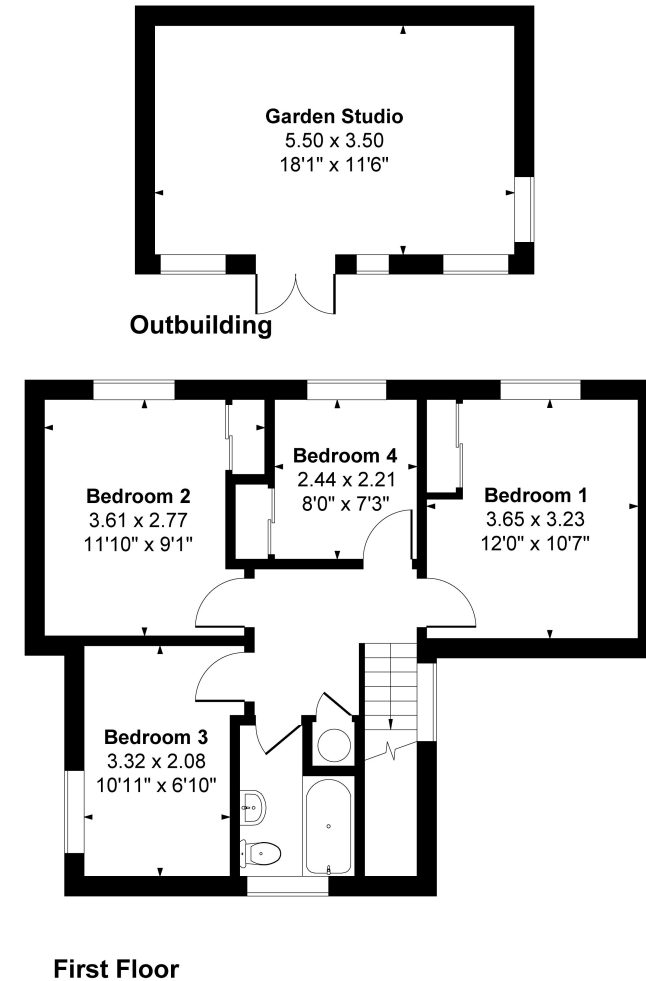
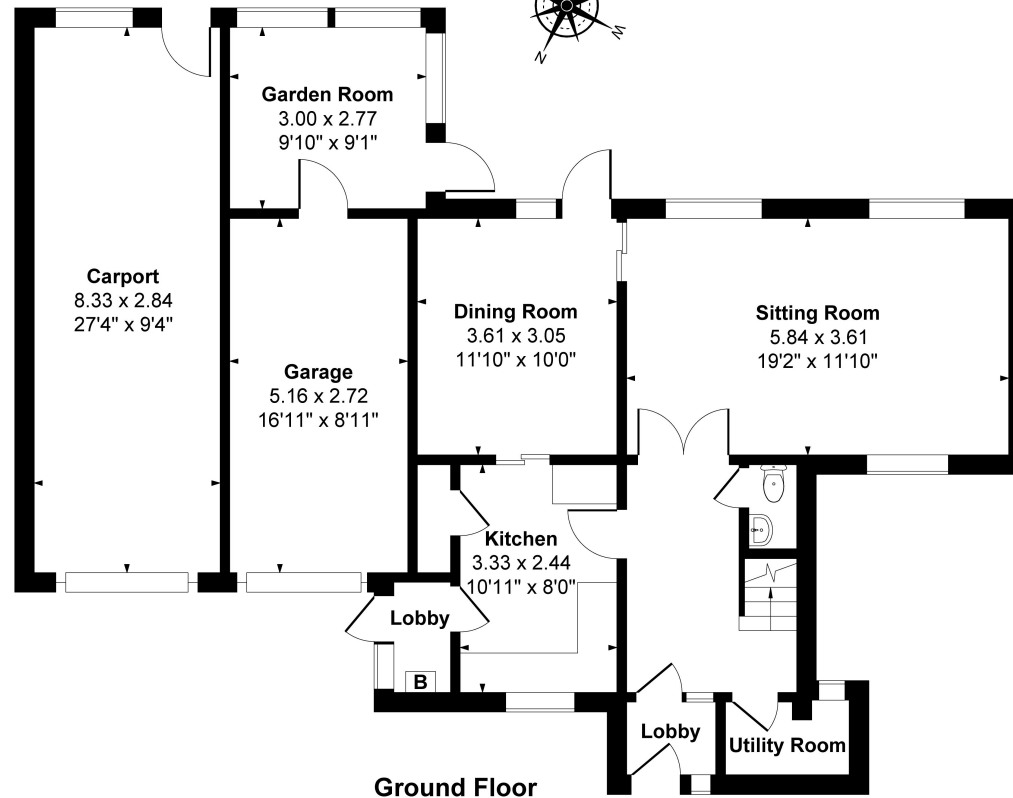
Total = 176 sq m (1897 sq ft)

Main House = 110 sq m (1185 sq ft)

Carport = 24 sq m (255) sq ft

Garage = 23 sq m (252) sq ft

Outbuilding = 19 sq m (205) sq ft



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.

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