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Maxcroft House Maxcroft Lane, Hilperton Marsh, Trowbridge, Wiltshire, BA14 7PY

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Maxcroft House Maxcroft Lane, Hilperton Marsh, Trowbridge, Wiltshire, BA14 7PY

£795,000

An immaculately presented, late Georgian, Grade II Listed, five bedroom, three reception room, two bathroom, detached family house with good sized gardens, double garage and ample driveway parking, which enjoys a enviable location overlooking the Kennet and Avon canal.

- Beautiful, Detached, Georgian House
- Five Bedrooms, Three Receptions
- Spacious, Well Appointed Bathroom & En Suite Shower Room
- Overlooking The Kennet And Avon Canal
- Immaculately Presented Throughout
- High Quality Kitchen With Aga
- Good Sized, Well Enclosed Gardens
- Double Garage & Ample Driveway Parking
- NO ONWARD CHAIN

Freehold

EPC Rating D









An immaculately presented, late Georgian, Grade II Listed, detached family house with good sized gardens, double garage and ample driveway parking, which enjoys a enviable location overlooking the Kennet and Avon canal and close to open fields. NO ONWARD CHAIN

This delightful property has been lovingly maintained and offers spacious and versatile accommodation over two floors comprising; entrance hall, impressive reception room with feature fireplace, Jetmaster open fire and French door opening into an attractive solid timber conservatory/dining room with two sets of French doors opening onto the garden, wonderful kitchen with an excellent quality range of units, granite units, fireplace with inset oil fired Aga and large window overlooking the canal, family/breakfast room with feature fireplace, Bath stone surround and engineered oak flooring, large study which is fully fitted with a range of 'Smallbone' units, rear lobby with utility room and cloakroom off, long boot room to the side with high ceiling (offering space to create a mezzanine storage area), principle bedroom with triple aspect, feature fireplace, built in wardrobes and en suite shower room, four further good sized bedrooms and a fabulous bathroom, customised by 'Smallbone' with twin sinks, deep bath, separate shower cubicle and airing cupboard.

Externally; there are good sized, predominately lawned gardens to the side and rear with a long patio seating area, shrub beds, ornamental bushes and a variety of trees. Trees have recently been planted along two of the boundaries to create even more privacy once they're established.

Double garage with up and over doors to the front, stairs leading up to a large open loft space which would make an ideal space for a studio/workspace. The garage and loft offer potential to create a self contained annex (subject to the necessary permissions). Driveway parking for numerous vehicles.

Situation
Hilperton is a popular village which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The historic town of Bradford on Avon is only a short drive away and the nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

Property Information
Tenure; Freehold

Mains gas, electric, water and drainage

Gas fired central heating

Oil fired Aga

Council tax band; F

EPC Rating: D

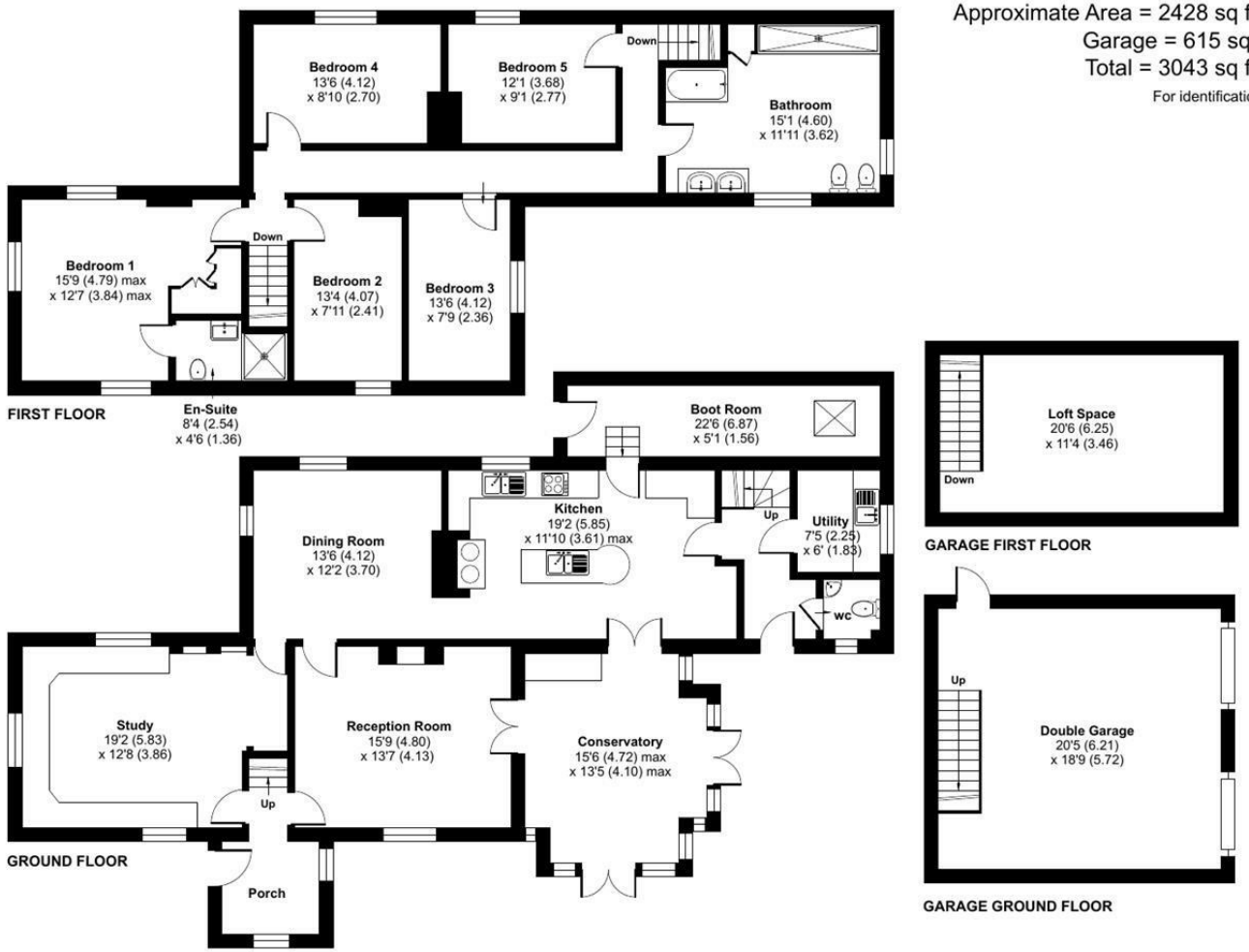






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Approximate Area = 2428 sq ft / 225.5 sq m
Garage = 615 sq ft / 57.1 sq m
Total = 3043 sq ft / 282.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1405854

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