



Staddlecote Place
WINGFIELD ROAD | TROWBRIDGE



TROWBRIDGE: *Picturesque Market Town*

A BUSY MARKET TOWN WITH MODERN FACILITIES AND EXCELLENT TRANSPORT LINKS, TROWBRIDGE IS THE COUNTY TOWN OF WILTSHIRE AND HAS SEEN SIGNIFICANT GROWTH AND DEVELOPMENT OVER RECENT YEARS.

With a rich history steeped in the woollen and cloth industries, many of the Listed buildings and mills form the backdrop to the busy town centre.



THE SITE: *Modern Living*

A SELECT DEVELOPMENT OF JUST 8
BEAUTIFULLY CRAFTED HOMES.

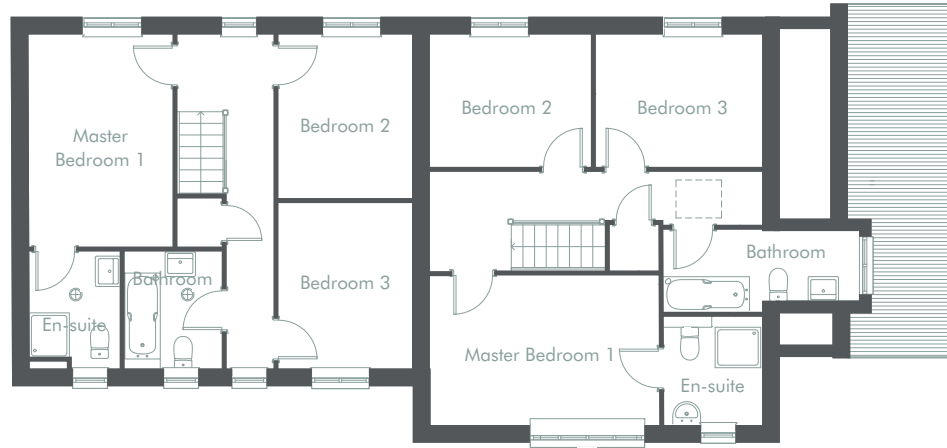
Traditional architectural styling and
materials characteristic of the much loved
Arts and Crafts movement give a warm
and familiar feel to Staddlecote Place.
Modern living with classic style.





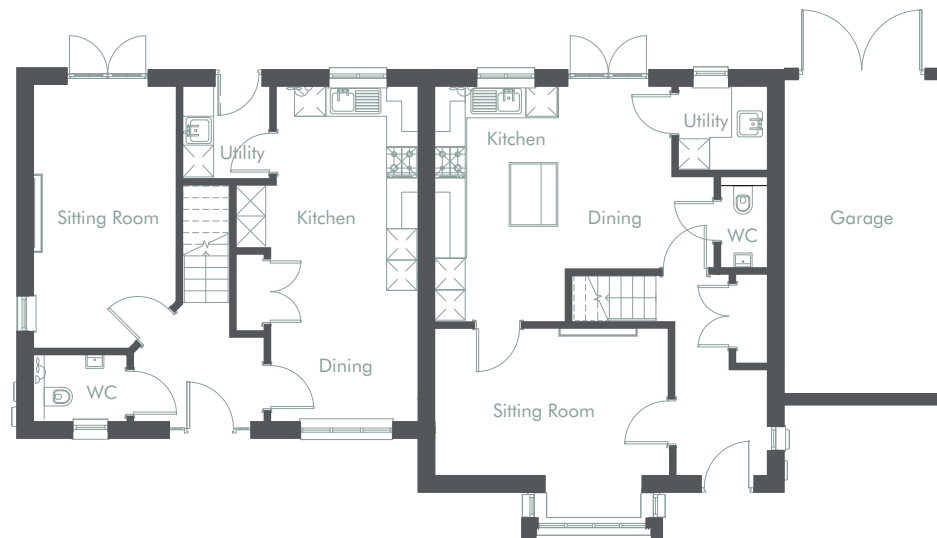
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PLOTS: *One, Two, Seven + Eight*



PLOT ONE
FIRST FLOOR

PLOT TWO
FIRST FLOOR



PLOT ONE
GROUND FLOOR

PLOT TWO
GROUND FLOOR

THESE 3 BEDROOM SEMI-DETACHED HOMES ARE VERY WELL APPOINTED, WITH EN-SUITE TO MASTER BEDROOMS, OPEN PLAN KITCHEN/DINING ROOMS, FRENCH DOORS TO REAR ENCLOSED GARDENS, GARAGES AND PARKING. CLASSIC ELEVATIONS WITH A NATURAL STONE WALL AND LANDSCAPING TO THE FRONT.

PLOTS ONE + EIGHT

Ground Floor	Sq ft	Sq m
Kitchen / Dining	9' 9" x 21' 10"	2.96 x 6.65
Sitting Room	9' 4" x 17' 1"	2.84 x 5.21

First Floor	Sq ft	Sq m
Master Bedroom 1	9' 6" x 13' 10"	2.86 x 4.22
Bedroom 2	8' 10" x 11' 2"	2.70 x 3.41
Bedroom 3	8' 10" x 10' 11"	2.70 x 3.32

PLOTS TWO + SEVEN

Ground Floor	Sq ft	Sq m
Kitchen / Dining	18' 2" x 15' 5"	5.54 (max) x 4.69 (max)
Sitting Room	15' 3" x 9' 8"	4.64 x 2.95

First Floor	Sq ft	Sq m
Master Bedroom 1	14' 11" x 9' 8"	4.54 x 2.95
Bedroom 2	10' 6" x 8' 8"	3.21 x 2.64
Bedroom 3	10' 10" x 8' 8"	3.31 x 2.64





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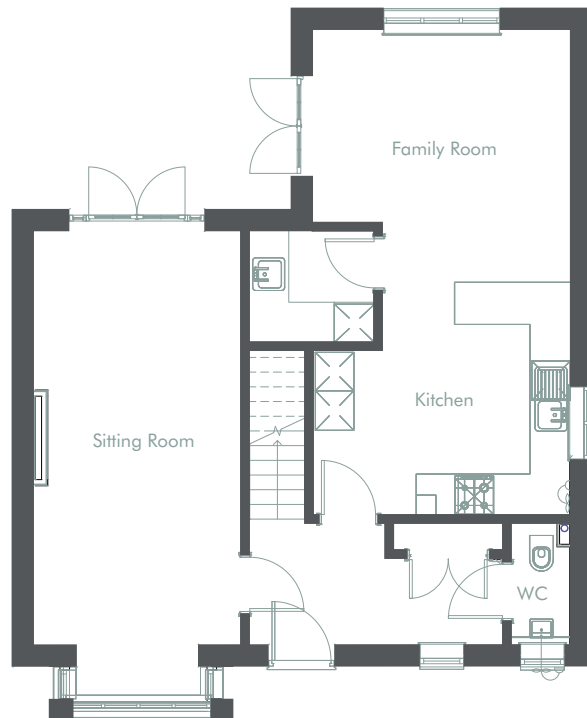
PLOTS: *Three + Four*

TRADITIONALLY STYLED DETACHED HOUSES WITH 4 BEDROOMS. THEY HAVE A GENEROUS KITCHEN WHICH OPENS INTO THE FAMILY ROOM WITH FRENCH DOORS TO THE REAR GARDEN PROVIDING A LIGHT AND SPACIOUS ENVIRONMENT. THE RECEPTION LOUNGE HAS A BOX BAY FEATURE AND FRENCH DOORS TO THE REAR. PROPERTIES ARE COMPLETE WITH GARAGE AND PARKING SPACES.

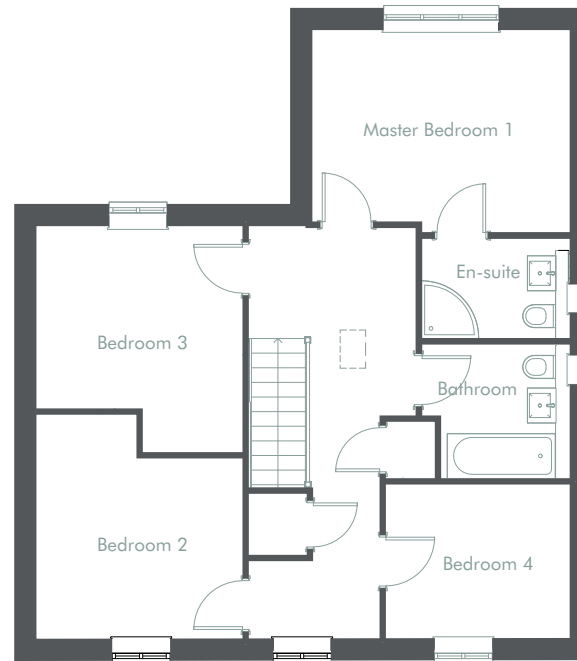
PLOTS THREE + FOUR

Ground Floor	Sq ft	Sq m
Kitchen	13' 2" x 11' 7"	4.02 (max) x 3.53
Family Room	13' 4" x 16' 4"	4.06 (max) x 4.99
Sitting Room	10' 8" x 21' 5"	3.26 x 6.52

First Floor	Sq ft	Sq m
Master Bedroom 1	13' 4" x 10' 7"	4.06 x 3.22
Bedroom 2	10' 9" x 11' 8"	3.27 x 3.56 (max)
Bedroom 3	10' 9" x 11' 9"	3.27 x 3.58 (max)
Bedroom 4	9' 7" x 8' 1"	2.92 x 2.46



PLOT THREE
FIRST FLOOR



PLOT THREE
GROUND FLOOR





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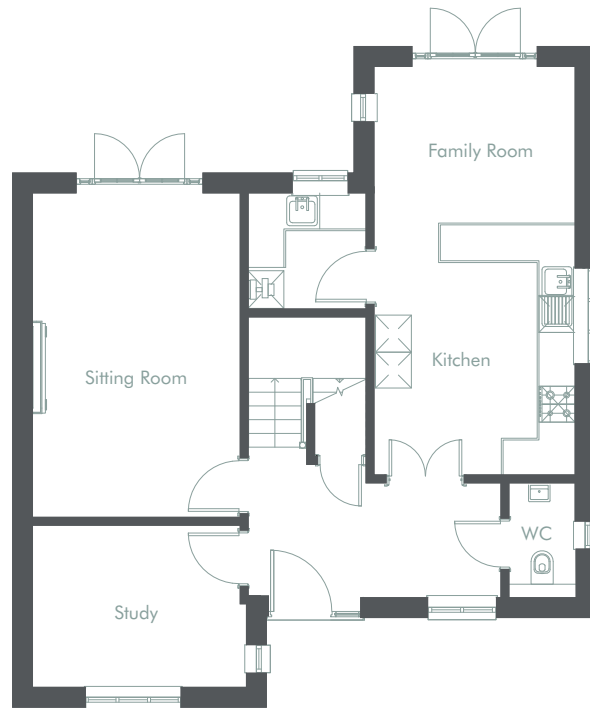
PLOTS: *Five + Six*

THESE GABLE FRONTED DETACHED FAMILY HOMES OFFER GENEROUSLY PROPORTIONED ACCOMMODATION WITH BOTH THE KITCHEN/ FAMILY ROOM AND SITTING ROOM HAVING FRENCH DOORS TO THE GARDEN, AND AN ADDITIONAL STUDY ON THE GROUND FLOOR. 4 BEDROOMS, EN-SUITE, GARAGE AND PARKING SPACES COMPLETE THESE PROPERTIES.

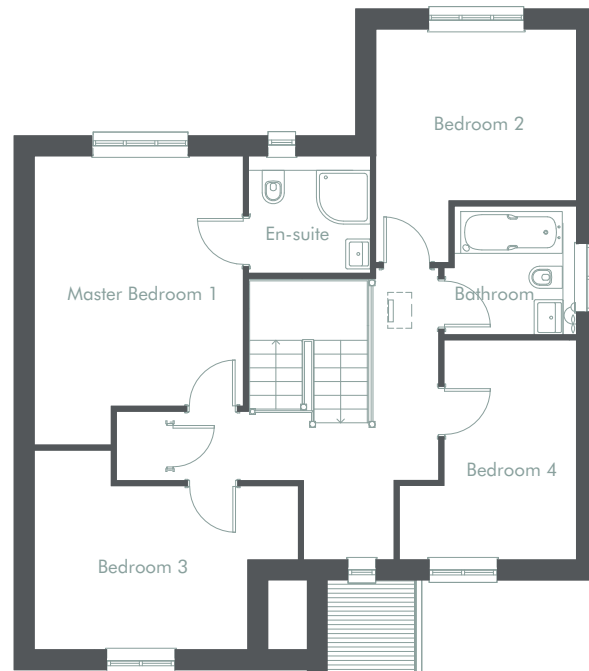
PLOTS FIVE + SIX

Ground Floor	Sq ft	Sq m
Kitchen	11' 1" x 10' 0"	3.39 x 3.05
Family Room	11' 1" x 12' 7"	3.39 x 3.83
Sitting Room	11' 5" x 17' 11"	3.49 x 5.46
Study	11' 11" x 9' 1"	3.62 x 2.76

First Floor	Sq ft	Sq m
Master Bedroom 1	11' 3" x 14' 0"	3.43 x 4.28
Bedroom 2	11' 1" x 9' 6"	3.39 x 2.89
Bedroom 3	11' 10" x 9' 1"	3.62 x 2.78
Bedroom 4	9' 10" x 12' 1"	2.99 (max) x 3.69



PLOT SIX
GROUND FLOOR



PLOT SIX
FIRST FLOOR



SPECIFICATION: *Perfectly Designed*

AT SHEPPERTON HOMES WE STRIVE TO PROVIDE A SUPERIOR SPECIFICATION. IN ADDITION TO MANY ITEMS IN OUR USUAL HIGH SPECIFICATION, HERE ARE SOME OF THE FEATURES OF THE HOMES AT STADDLECOTE PLACE.

- Beautifully styled kitchens by Moore's from their Eton range
- Fully integrated Bosch appliances (oven, induction hob, extractor hood, fridge/freezer, dishwasher)
- Stylish 'Whisper Grey' walls with white gloss to wood work
- Oak veneer internal doors with chrome ironmongery
- Oak handrail to stairs
- Villeroy & Boch sanitary ware with Vado brassware
- Heated chrome towel rails to bathrooms and WC
- Fitted wardrobe to master bedroom
- Camaro™ plank flooring to entrance hall, kitchen/family room and WC
- Carpets to bedrooms and living rooms are provided as standard
- TV distribution system
- Virgin fibre optic broadband cabled to your door
- Gas central heating with 'A' rated combi boiler
- Generous size garages
- Block paved driveways
- Turf to rear gardens
- Full fencing
- 10 year LABC warranty



LOCATION: *Well Connected*

LOCATED ON THE A361, TROWBRIDGE IS WELL PLACED FOR ACCESS TO NEIGHBOURING WILTSHIRE TOWNS, COMMUTING TO THE M4 CORRIDOR AND IS IN EASY REACH OF BATH AND BEYOND.

Served by a main line railway Bath can be reached in under 20 mins with Bristol to the West and various routes to London to the East.

Staddlecote Place is situated off the Wingfield Road, a desirable location and very well positioned for easy access to local facilities, with the town centre and train station only a short walk away.

SAT NAV: BA14 9EN





www.sheppertonhomes.co.uk

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