



COLD HARBOUR, GREAT HINTON, BA14 6DA
£2,500 per month*

Carter Jonas

A wonderful 4 bedroom, 3 bathroom detached house set in a south facing garden.

- 4 Bedrooms
- 3 Bathrooms
- Kitchen/breakfast Room with woodburner
- Living Room with woodburner
- Detached House
- South Facing Garden
- Off Street Parking

THE PROPERTY

A beautiful, detached house that is well presented throughout with excellent living space. The accommodation is light and bright spanning over two floors with a host of lovely features including vaulted ceilings, oak flooring and fireplaces. The property is situated on the outskirts of the picturesque villages of Great Hinton, Keevil and Steeple Ashton and enjoys views over farmland and beyond with a southerly aspect. At one side of the house is a large utility room and shower room that open through to the large open plan kitchen/dining room with floor to ceiling windows and double doors opening into the garden, with woodburner. At the far side of the property is a further spacious living room leading through to a storage suited equally as well as a small home office or even playroom. The first floor has main bedroom with ensuite shower room and three further bedrooms, with a family bathroom accessed off the landing.

The views from the rear of the property span across fields and trees to Steeple Ashton church spire in the distance. Trowbridge is approx. 3 miles from the property, Bath 14 miles and 10 miles to Chippenham. There is a mainline railway station to London Paddington from Chippenham (75 minutes) and from Westbury to London Waterloo (just under 2 hours) .

Available for a minimum 6-month tenancy.

EPC Rating D. Council Tax Band E (please see Wiltshire County Council website for current cost)

Mains water and electricity. Mains drainage. Oil fired central heating.



Parking: Off-Street

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2,500 per calendar month:

Holding deposit of 1 week's rent £576.92

Security deposit of 5 weeks rent £2,884.60

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 6 months longer terms will be considered
--------	--

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	Wiltshire Council - Council Tax Band E
-----------------	--

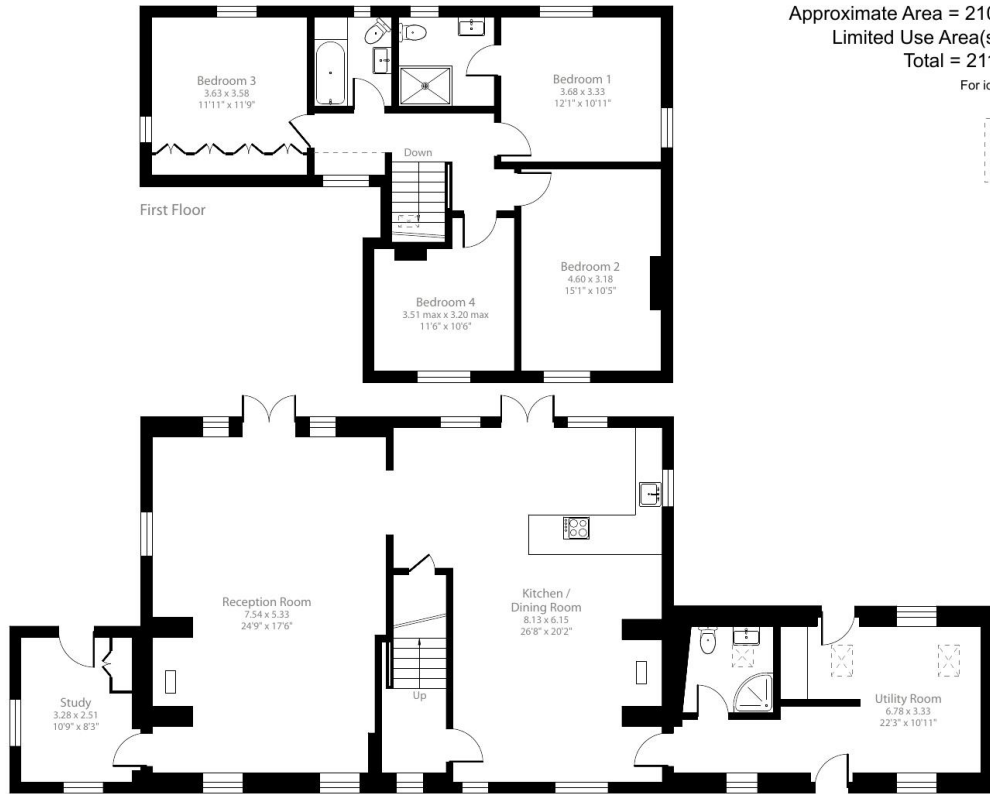
Directions	
------------	--



Cold Harbour, Great Hinton, Trowbridge, BA14

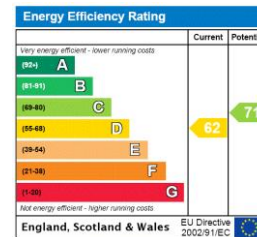
Approximate Area = 2102 sq ft / 195.2 sq m
 Limited Use Area(s) = 10 sq ft / 1 sq m
 Total = 2112 sq ft / 196.2 sq m
 For identification only - Not to scale

Does not restrict
 head height



Certified
 Property
 Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Carter Jonas. REF: 1161919



T: 01225 747250

5 - 6 Wood Street, Bath, BA1 2JQ

E: bath

A member of



Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.