



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

**Carter Jonas**



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## A wonderful four bedroom, three bathroom detached house set in a south facing garden.

- 4 Bedrooms
- 3 Bathrooms
- Detached House
- South Facing Garden
- Off Street Parking

### THE PROPERTY

A beautiful, detached house that is well presented throughout with excellent space for comfortable family living. The accommodation is light and bright spanning over two floors with a host of lovely features including vaulted ceilings, oak flooring and fireplaces. The home is situated on the outskirts of the picturesque villages of Great Hinton, Keevil and Steeple Ashton and enjoys views over farmland and beyond in 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. 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 are railway stations to London Paddington from Chippenham (75 minutes).

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





## OUTSIDE

Gardens to the side and rear overlooking fields to the rear and parking for 3 or 4 cars.

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Wiltshire Council - Council Tax Band E
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Directions	
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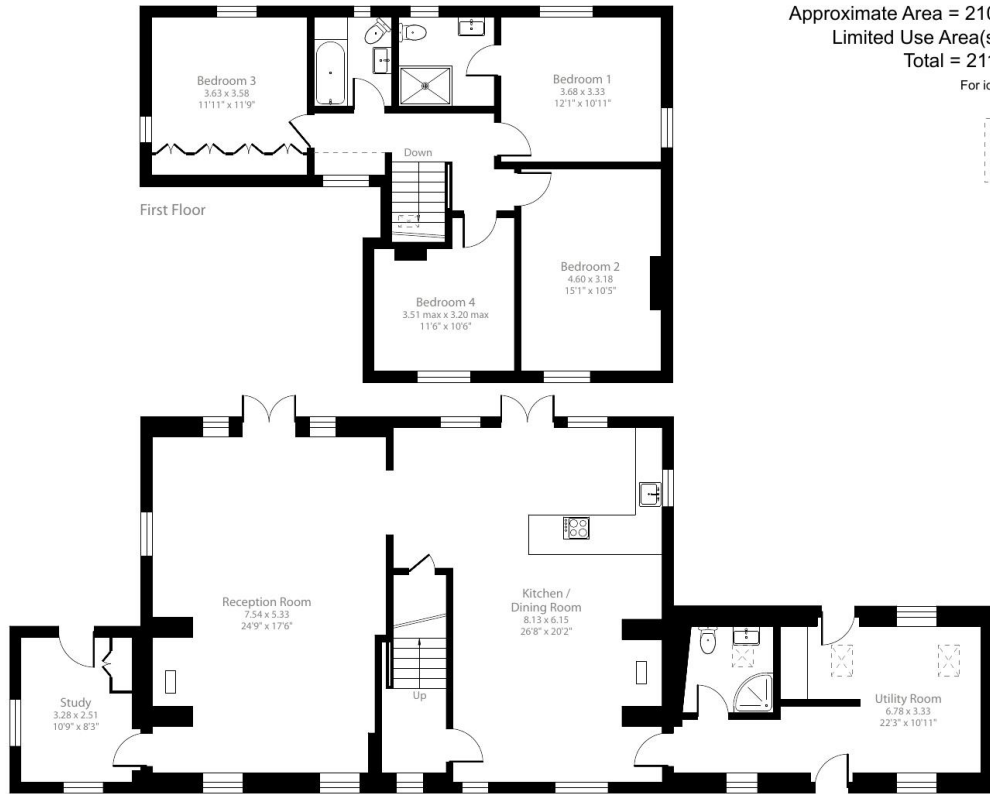




## Cold Harbour, Great Hinton, Trowbridge, BA14

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(15-48)	D		
(28-54)	E		
(21-58)	F		
(1-18)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		62	71
		EU Directive 2002/91/EC	



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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