



Ashwell Cottage
9 Ashley Road, Bradford on Avon, Wiltshire, BA15 1RN

Extended and beautifully presented period home with a lovely garden and off-road parking, this exceptional property seamlessly blends its original charm with modern elements and offers particularly impressive living accommodation. Situated on the Bath side of town opposite fields and conveniently placed within walking distance of many local amenities including Wiltshire Music Centre and Christchurch Primary & St. Laurence Secondary Schools. Likely to receive a high level of interest, early and decisive viewing is strongly recommended.



Four Bedrooms
Sitting Room
Dining Hall
Kitchen/Breakfast Room
Study
Utility Room
Cloakroom
Bathroom
Garden
Driveway
£675,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Dining Hall 4.89m (16'1") x 4.33m (14'2")
UPVC double glazed entrance door to front, double glazed window to front, radiator, tiled floor, stairs to the first floor.

Kitchen/Breakfast Room

UPVC double glazed sliding door to side, UPVC double glazed windows to front, side and rear, double glazed Velux window, fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1 1/2 bowl stainless steel sink, integrated dishwasher, space for fridge/freezer, fitted electric oven, five ring gas hob with extractor hood over, tiled floor, underfloor heating.

Sitting Room 5.97m (19' 7") x 5m (16' 5") max
Wooden double glazed window to rear, two wooden double glazed windows to front, feature fireplace with gas stove, two radiators.

Study 2.83m (9' 3") x 2.21m (7' 3")
UPVC double glazed window to rear, radiator.

Utility Room

Wooden double glazed stable door to side, fitted with a matching range of base and eye level units, stainless steel sink, plumbing for washing machine, gas combination boiler.

Cloakroom

Wash hand basin, close coupled WC, extractor fan, heated towel rail.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1 5.07m (16' 8") x 3.17m (10' 5") max
UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom 2 3.97m (13') x 1.98m (6'6")
UPVC double glazed window to side, two built-in wardrobes, radiator.

Bedroom 3 4.45m (14' 7") x 3.08m (10' 1")
UPVC double glazed window to rear, radiator.

Bedroom 4 2.64m (8' 8") x 2.51m (8' 3")
UPVC double glazed window to rear, built-in storage cupboard, radiator.

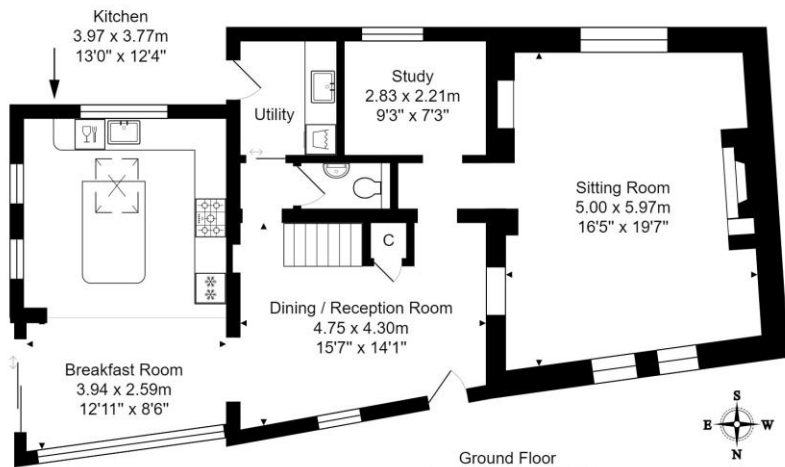
Bathroom

UPVC obscure double glazed window to side, fitted with four piece suite comprising freestanding bath with hand shower attachment, shower enclosure with fitted shower, wash hand basin with storage cupboard under and close coupled WC, tiled splashbacks, extractor fan, built-in storage cupboard, heated towel rail, tiled floor, under floor heating.

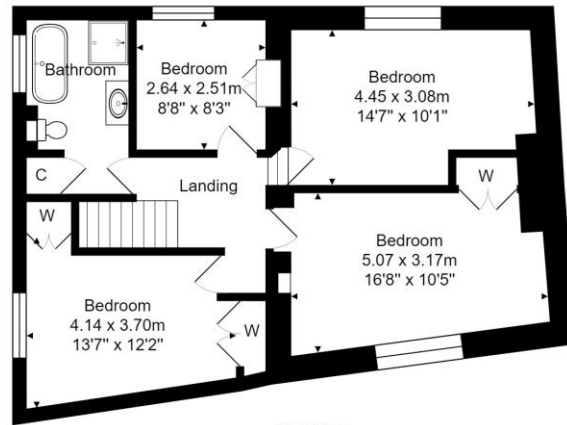
EXTERNALLY

Enclosed garden mainly laid to lawn with patio area, storage shed, hot and cold water taps, gated driveway providing off road parking.





Ground Floor
Area: 89.9 m² ... 968 ft²



First Floor
Area: 65.5 m² ... 705 ft²

Total Area: 155.4 m² ... 1673 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk



Tenure: Freehold.

Council Tax: Band D - £2,435.11 (April 2024 - March 2025 financial year)

Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill onto Masons Lane and at the top of the hill, take the first exit at the roundabout onto Bath Road. Proceed straight over the next mini roundabout and turn left onto Ashley Road. Ashwell Cottage will be found further along on the left-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		