



175c Ashley Lane
Winsley, Bradford on Avon, Wiltshire, BA15 2HR



Mature detached family home conveniently placed for village amenities including primary school, health centre, public house, farm shop, and immediate/easy access to countryside walks. Ripe for modernisation with tremendous scope for improvements and presenting a rare opportunity to acquire a more individual non-estate home within one of the area's most sought after villages. Available with no onward chain.



Four Bedrooms
Sitting Room
Dining Room
Conservatory
Kitchen
Utility Room
Cloakroom & Bathroom
Double Garage & Driveway
Garden
No Onward Chain

£585,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Stairs to the first floor with storage cupboard below, radiator.

Sitting Room 4.61m (15'11") x 3.62m (11'11")

UPVC double glazed window to front, obscure glazed internal window to side, coal effect gas fireplace, radiator, open plan to:

Dining Room 3.64m (11'11") x 2.85m (9'4")

Full height uPVC double glazed window to rear, radiator, UPVC double glazed door to:

Conservatory 3.50m (11' 6") x 2.59m (8' 6") max

UPVC double glazed construction with double doors to garden.

Kitchen 4.05m (13'3") x 2.85m (9'4")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, fitted electric double oven, four ring electric hob with pull out extractor hood over, radiator, open to storage cupboard.

Utility Room 3.16m (10'5") x 2.37m (7'9")

UPVC double glazed window to rear, double glazed door to garden, fitted base units with 1+1/4 bowl polycarbonate sink unit and mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, door to:

Cloakroom

UPVC obscure double glazed window to side, two piece suite comprising wash hand basin and close coupled WC, tiled splashback.

FIRST FLOOR

Landing

Hatch to boarded loft space, access to further eaves storage, airing cupboard housing hot water cylinder and slatted shelving.

Bedroom 1 3.66m (12') x 3.65m (12')

UPVC double glazed window to front, wardrobe, radiator.

Bedroom 2 3.82m (12'6") x 2.83m (9'3")

UPVC double glazed window to rear, wardrobe, radiator.

Bedroom 3 4.07m (13'4") x 2.66m (8'9")

UPVC double glazed window to front, wardrobe, radiator.

Bedroom 4 2.71m (8'11") max x 2.54m (8'4")

UPVC double glazed window to rear, radiator.

Bathroom

UPVC obscure double glazed window to rear, four piece suite comprising bath, pedestal wash hand basin, shower cubicle and close coupled WC, tiled surround, radiator.

EXTERNALLY

The mature and well-maintained garden is enclosed and laid to lawn with a variety of mixed plants and shrubs, outside cold water tap, exterior light, gated side access, and gated access to rear.

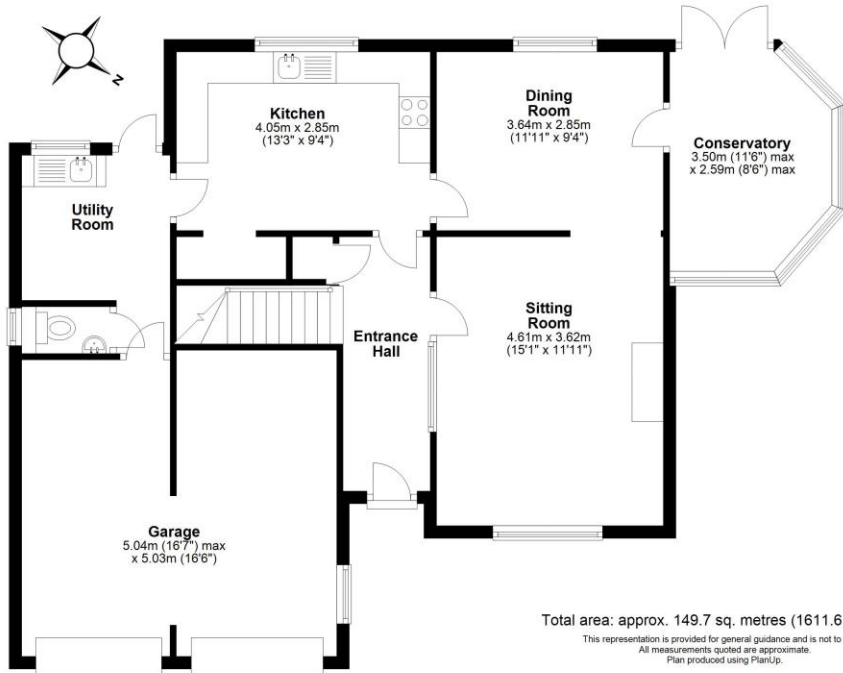
Garage 5.04m (16' 6") x 5.03m (16' 6") max

Double garage with power and light, wall mounted gas boiler, UPVC obscure double glazed window to side, two up and over doors to front, internal door to utility room, driveway providing off road parking to front.



Ground Floor

Approx. 91.9 sq. metres (989.4 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



Total area: approx. 149.7 sq. metres (1611.6 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.
Plan produced using PlanItUp.



Tenure: Freehold.

Council Tax: Band E - £2,679.60 (April 2024 - March 2025 financial year)

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

Directions: Leave Bradford on Avon via the B3108 Winsley Road. Upon reaching the village, take the first exit at the roundabout onto Bradford Road and the first turning right onto Ashley Lane. Number 175c will be found a short way 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		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		