



146a Upper Westwood
Bradford-On-Avon, Wiltshire, BA15 2DE


KINGSTONS

Beautifully enhanced individual detached home perfectly situated in one of the region's most picturesque and desirable villages, offering stunning views of open fields. With flexible and family-friendly accommodation spread across two floors as well as a separate annex that can serve as an additional income source, a home office or extra living space, this property provides ample options for diverse needs. The village boasts convenient local amenities, including a shop, primary school, pub, social club, and the renowned Westwood Manor, maintained by The National Trust. The nearby hamlet of Avoncliff provides a rail link to Bath and for those who appreciate countryside walks, easy access to green spaces adds to the convenience of the location. This is an incredibly rare opportunity not to be missed. The vendor is suited making prompt and decisive viewing highly recommended for interested buyers.



£800,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed door and window to front, radiator, stairs to first floor.

Sitting Room 4.63m (15'2") x 3.64m (11'11")

UPVC double glazed bay window to front, feature fireplace with gas effect log fire, radiator.

Study 3.65m (12') x 2.93m (9'7")

UPVC double glazed bay window to side, UPVC double glazed double door to side, radiator.

Kitchen/Dining Room 7.27m (23'10") x 3.64m (11'11")

UPVC double glazed windows to side and rear, double glazed double door to garden, fitted with a matching range of base and eye level units with granite worktop space over, 1+1/2 bowl ceramic sink with swan neck mixer tap, integrated fridge/freezer, dishwasher, washing machine and wine cooler, freestanding cooker with double electric oven and gas hob, extractor hood, cupboard housing boiler serving domestic heating and hot water, radiator.

Bedroom 2 3.32m (10'11") x 2.82m (9'3")

Two UPVC double glazed window to side and rear, radiator, door to:

En-suite 2.19m (7'2") x 0.68m (2'3")

Fitted with wash hand basin, shower enclosure and close coupled WC, tiled splashbacks, extractor fan, shaver point and light, tiled flooring.

Bedroom 3 3.62m (11'11") x 2.70m (8'10")

UPVC double glazed window to front and UPVC port hole window to side, radiator.

Bedroom 4 3.62m (11'11") x 2.26m (7'5")

UPVC double glazed window to side, radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over and hand shower attachment, pedestal wash hand basin, close coupled WC, tiled splashbacks, extractor fan, shaver point, heated towel rail, tiled flooring.

FIRST FLOOR

Bedroom 1 6.18m (20'3") x 3.45m (11'4")

UPVC double glazed double door leading to Juliet balcony, two double glazed Velux windows, fitted wardrobes, storage cupboard, access to eaves storage, door to:

En-suite

UPVC double glazed window to side, fitted with five piece suite comprising freestanding bath with hand shower attachment, pedestal wash hand basin, shower enclosure, bidet, close coupled WC, tiled splashbacks, extractor fan, heated towel rail, tiled flooring.

EXTERNALLY

The rear garden is mainly laid to lawn with patio area, flower and shrub borders, summer house, outdoor lighting and power and cold water tap. Driveway to front provides off road parking for several vehicles with lawn, shrub & flower borders, gravelled area with shed and log store, gated side access.

Annex 4.46m (14'8") x 2.74m (9')

Double glazed double door and three windows to front, double glaze window to side, fitted with a matching range of base and eye level units with worktop space over, ceramic sink with mixer tap, tiled splashbacks, integrated fridge, space for tumble dryer, two ring electric hob, built-in microwave, radiator, door to:

En-suite

Double glazed window to side, fitted with three-piece suite comprising wash hand basin, shower enclosure and close coupled WC, tiled splashbacks, extractor fan, radiator, tiled flooring.

Council Tax:

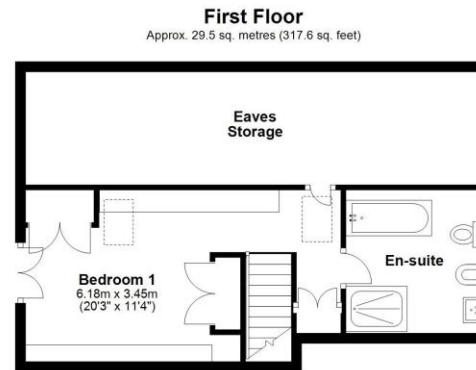
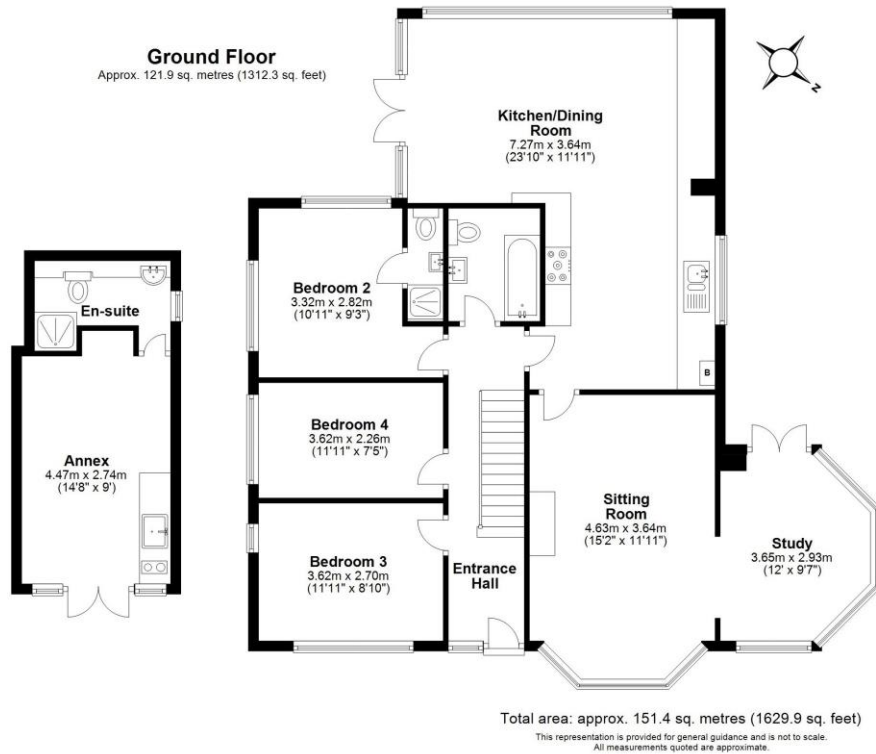
Band D - £2,143.14 (April 2023 - March 2024 financial year)

This property has been improved and extended since it was placed in a Council Tax band, which may increase following a sale.

Tenure:

Freehold.





Directions: Leave Bradford on Avon via the B3109 Frome Road and take the second turning on the right to Westwood. Continue through the village and take the next right hand turn after The New Inn to Upper Westwood. Turn left at the T junction at the top of the lane. Number 146a will be found towards the end of the village on the left hand side, before Downside Nurseries.

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.

