



11 BRADFORD ROAD
Winsley

Carter Jonas

11 BRADFORD ROAD, WINSLEY, BRADFORD-ON- AVON, WILTSHIRE, BA15 2HN

- Bath City Centre 6 miles
- London Paddington from 90 minutes from Bath Spa Station
- M4 (Junction 18) 15 miles

Entrance hall • Open plan Kitchen/Living room/Dining room • Family bathroom • Four bedrooms • Study/ Family room/Bedroom five • Three en suite bathrooms • Driveway parking • Substantial decking and lawned rear garden • Garden studio/office
EPC rating C

DESCRIPTION

A substantial contemporary four/five-bedroom detached family home located in the pretty village of Winsley, offering incredible open plan living with stunning south-facing views. There is a private driveway with plenty of space for several cars and a detached garden studio/office. Some modifications have been made for disabled living should they be required.

The property was built only a few years ago and benefits from a modern build with excellent epc rating, and is perfectly designed for family living. All the rooms are of an excellent size and give a real feeling of space and light. The doorways to all the spaces are wide and there are modifications to one of the bedrooms with aids for disabled living. These aids can easily be removed and made good by the current owners should a buyer not require them.

There is a large welcoming porch as you enter, with ample space for boots and coats, that opens into the wonderfully light, open plan living space, kitchen and dining room. There are oak floors throughout this expansive room. This exceptional space has full width glass bifold doors opening out onto a large covered decked sun terrace and lawned rear garden.

A SUBSTANTIAL CONTEMPORARY FOUR-BEDROOM DETACHED FAMILY HOME LOCATED IN THE PRETTY VILLAGE OF WINSLEY, OFFERING INCREDIBLE OPEN PLAN LIVING WITH STUNNING SOUTH-FACING VIEWS.







The decking has a built in decked sloped ramp that enables easy access to the garden for a wheelchair user. There is a family snug room that one could also use as a fifth bedroom should it be needed. This is a nice light room that looks out to the front and could also act as an office.

To the left and right of the main living space are the bedrooms, three of which have large ensuites. The master bedroom is particularly generous in size and has a gorgeous ensuite shower room with modern black fittings. There is a lovely family bathroom and utility room close to the fourth bedroom.

The rear garden is enclosed with side access and is mainly laid to lawn, with shed storage and a wood clad detached garden office with electricity and internet access. This versatile room is currently used as a fitness studio, but could easily be an office or summer room space.

LOCATION

The property is well placed, in a quiet spot with excellent south facing views to the rear. This thriving village has a strong sense of community and benefits from amenities such as a prize-winning pub, fabulous farm shop, church, cooperative shop with post office, doctor's surgery, preschool and primary school (rated outstanding by Ofsted). Winsley is well positioned between the world heritage city of Bath and the attractive market town of Bradford-on-Avon. It is near to the Kennet and Avon Canal and Avoncliff, with train links to Bath, Bradford-on-Avon and the South Coast. Local schools are highly regarded and include St. Lawrence's in Bradford-on-Avon, and Monkton Combe. Prior Park, The Paragon, Kingswood, The Royal High School, Ralph Allen and Beechen Cliff. Bradford-on-Avon benefits from a library, swimming baths, health centre, railway station and a variety of shops and eating venues.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Council Tax: Band E

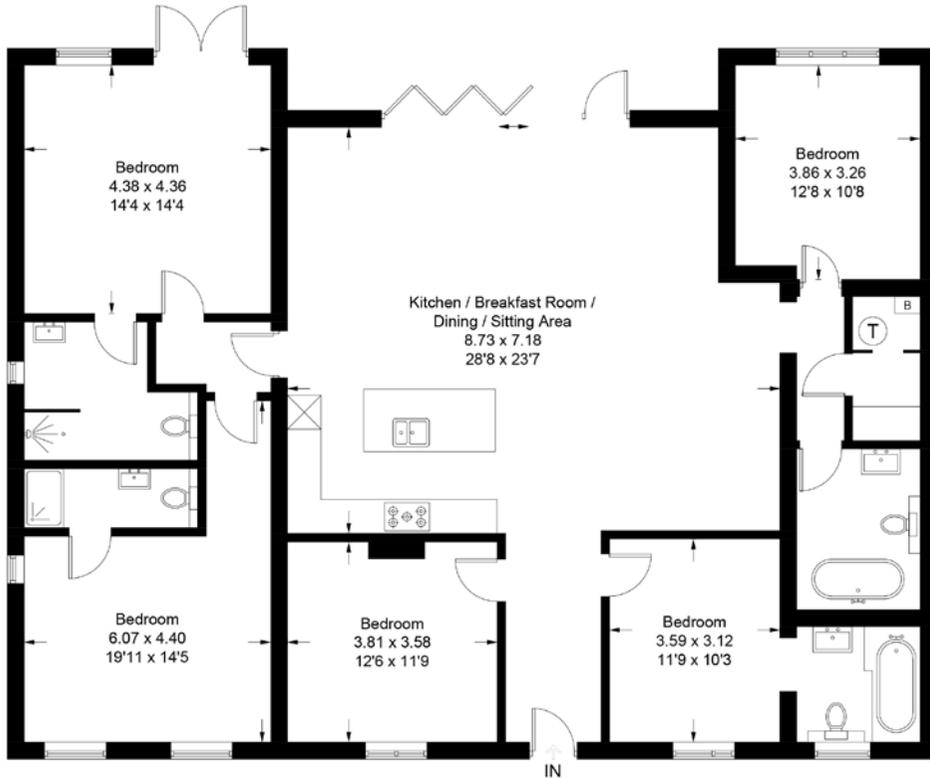
Viewings: Strictly by appointment with Carter Jonas





11 Bradford Road

Approximate Gross Internal Area = 183.9 sq m / 1979 sq ft
 Studio = 15.1 sq m / 162 sq ft
 Total = 199.0 sq m / 2141 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID929633)



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.