



Widbrook Cottage, Widbrook, Bradford on Avon, BA15 1UD £1,150,000 Freehold

COOPER
AND
TANNER



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 5  3  3  3 acres approximately EPC D

£1,150,000 Freehold

Description

Set within approximately 3 acres of ground, on the edge of Bradford on Avon, this late 19th Century pair of cottages have been knocked into one, with an extensive two storey addition, creating a wonderful family home.

In brief, the accommodation on the ground floor includes an entrance hall firstly giving access to the two reception rooms. The living room features an attractive fireplace with a working wood burning stove which takes centre stage. The dining room is almost identical in size and also features an attractive stone fireplace, this one being a feature only but could be re-opened for use. The kitchen/breakfast room is off to the left as you enter the home. There are a range of bespoke wall and base units with a free-standing dresser and sideboard, a large central island with double stove oven with induction hob and built-in extraction unit which raises from the island. In the right-hand corner is the Rayburn and there is also a Belfast sink and dishwasher.

In 2022 our vendors have had an incredible sunroom built from Green Oak and glass which is complete with underfloor heating and looks over the gardens, providing a fabulous, well-proportioned entertaining space.

There is also a well-appointed utility room, a downstairs w.c and an integral double garage.

On the first floor there are five bedrooms, the family bathroom and a separate shower room. The master bedroom is an impressive, exceptionally spacious, twin aspect room with a dressing room and an en-suite. There are three single bedrooms and one double.

Outside

The grounds measure approximately 3 acres in total. The house is approached via a private gated sweeping driveway which leads to the side of the house where there is off-road parking for up to ten vehicles. The majority of the grounds are laid to level lawn with a number of mature trees and shrubs, a large patio seating area and a beautiful, wooded section with wildflowers. The combination of being within a stroll of the town centre and having this level of ground is unique and an early viewing is advised to avoid disappointment.

Location

Bradford on Avon is a popular, historical thriving town on the outskirts of Bath with a good range of amenities including doctors, dentist, primary and secondary schools, library, leisure centre, swimming pool and a range of public houses and restaurants. The canal with its cycle and towpath is a popular attraction. Additional amenities nearby include Bath Golf Club, Bath Clinic and the prestigious Combe Grove Manor Country Club with its Golf Course, swimming pools and health suite and also, within walking distance, are the beautiful Rainbow Woods with stunning country walks that link into the National Trust south owned land of Prior Park. The city of Bath offers good schooling with a choice of state or private education.

Bath is a World Heritage City renowned for its Georgian Architecture and Roman Baths is located 8 miles away and here there is some of the finest shopping and restaurants to be found outside London. Bath's beautiful setting belies its easy access by road and air from all parts of the country. There is a high-speed train service from Bath Spa to London Paddington and Junction 18 of the M4 Motorway is approximately 10 miles distance. Bristol International Airport is within 20 miles.











Local Information Bradford on Avon

Local Council: Wiltshire

Council Tax Band: F

Heating: Gas central heating. Solar power electricity. Rayburn and immersion heater.

Services: Private drainage.

Tenure: Freehold



Motorway Links

- A36, A303
- M4, M5



Train Links

- Bradford on Avon, Bath
- Frome, Warminster and Westbury



Nearest Schools

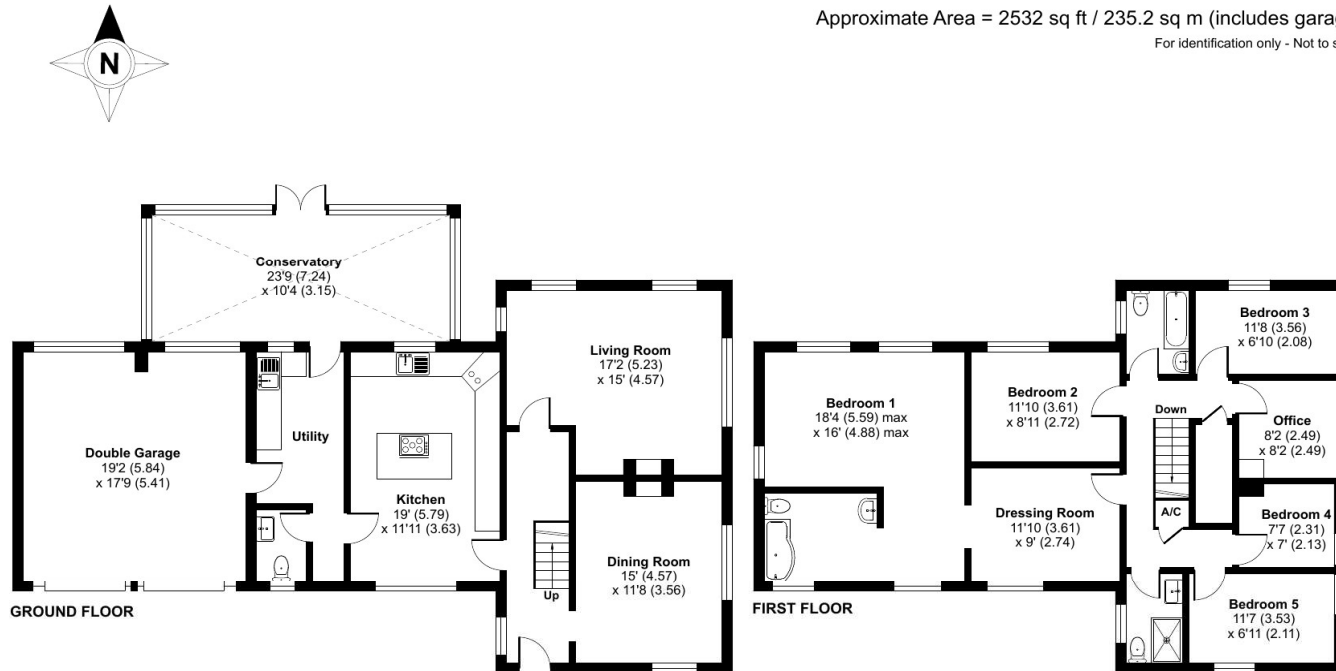
- Bradford on Avon, Bath, Beckington
- Bruton, Warminster and Wells



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Approximate Area = 2532 sq ft / 235.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1007277

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