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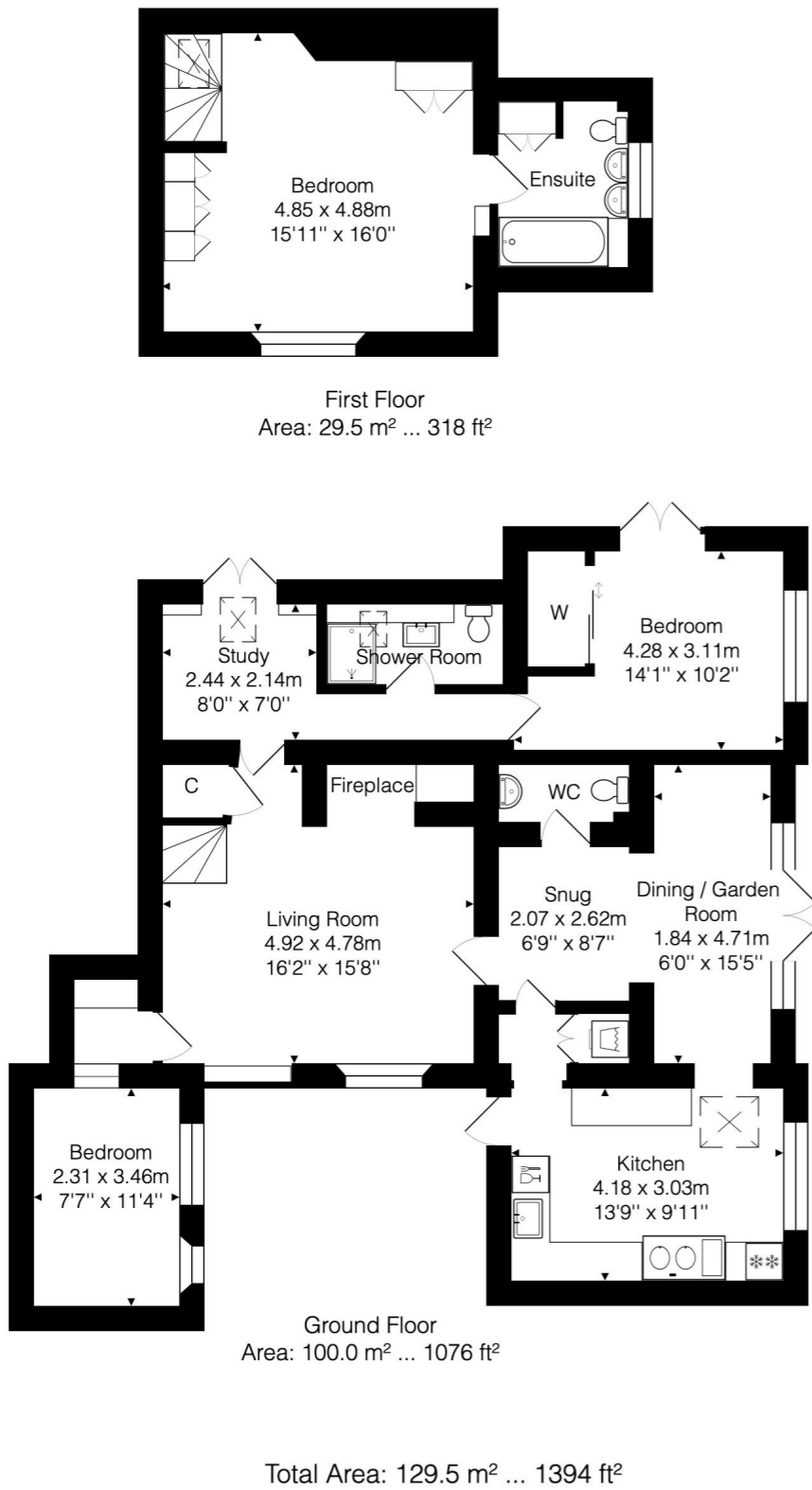
Bath & Bradford on Avon

Residential Sales



Church Cottages, Winsley





155 Church Cottages  
Winsley  
BA15 2LH

An Idyllic 3 bedroom cottage full of character and charm enjoying peaceful, private garden, set within the much sought after village of Winsley.

Tenure: Freehold

£700,000

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

# Situation

The village of Winsley is a most sought after location, lying just half a mile from the outskirts of Bradford on Avon. The village boasts many amenities including The Seven Stars Public House, Hartley Farm shop and café and Winsley Health Centre. There is also an Ofsted rated “Outstanding” primary school and a pre–school.

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurance which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

# General Information

Services: We are advised that all mains services are connected.  
Heating: Gas fired central heating  
Local Authority: Wiltshire Council  
Council Tax Band: Band E £2,555.32

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# Description

1 55 Church Cottages is an idyllic village home within the heart of Winsley. The property boasts 3 bedrooms with planning permission for a further bedroom and en suite if desired.

Internally, the property has flexible accommodation and flows well throughout. As you enter the property, you access a light kitchen which leads to a sunny dining room, a more recent addition to the property with French doors out to the garden. The ground floor also provides a cloakroom, utility/boot room, characterful living room with an inglenook fireplace and inset wood burning stove as its centre piece, 2 bedrooms, a study and a shower room. The study and bedroom 2 both enjoy French doors leading directly onto the courtyard.

Upstairs there is a wonderfully spacious principal bedroom with an airy en suite.

Externally, the spacious and private garden enjoys sunshine all day and boasts multiple paved seating areas, lawn, raised flower beds, workshop, shed plus mature planting which includes a wisteria wrapped around the pergola.

# Accommodation

## Ground Floor

### Porch

With wooden stable style door to:–

### Kitchen

With range of floor and wall mounted units having laminate work surfaces incorporating 1½ bowl stainless steel sink and drainer with mixer tap, space for Aga, space and plumbing for dishwasher, partially tiled walls, side aspect double glazed stone mullioned window with tiled cill, Velux window, gas fired Valiant boiler providing domestic hot water and central heating, exposed and painted beams, terracotta tiled flooring, steps down open to:–

### Dining Room

With French doors leading to the garden with windows to either side, underfloor heating, double panelled radiator, LED downlighting and doors to living room and

### Cloakroom

With low flush WC, wash hand basin with mixer tap, double panelled radiator, stone tiled flooring, stained glass panelled door, extractor fan.

### Boot Room/Utility

With cupboard having space and plumbing for a washing machine, space for tumble dryer, further storage space, part tiled flooring.

### Living Room

With original inglenook stone fireplace having inset wood burning stove, stone hearth and exposed and painted lintel over, front aspect double glazed stone mullioned window with window seat, 2 double panelled radiators, built-in shelving, understairs cupboard, stairs rising to first floor, doors leading to bedroom 3 and study, exposed and painted beams.

### Bedroom 3

With 2 double glazed side aspect windows (one being obscured), double panelled radiator, access to loft space, oak flooring, electric consumer unit.

### Study Area

With French doors leading to garden, Velux window, oak flooring, doors to bathroom and bedroom 2, 2 double panelled radiators.

### Shower Room

With walk-in shower having partially glazed screen and Mira shower, low flush WC, wash hand basin, heated towel rail, Velux window, stone tile flooring LED downlighting, extractor fan.

### Bedroom 2

With French doors leading to the garden, side aspect double glazed stone mullion window, built-in wardrobes, oak flooring, double panelled radiator, access to loft space.

## First Floor

### Bedroom 1

With front aspect double glazed window with wooden shutters, Velux window, range of built-in wardrobes, door to:–

### En Suite Bathroom

With double panelled radiator, exposed and painted beams, access to loft space, bath with mixer tap and shower over, partially tiled walls, side aspect double glazed stone mullioned window, tiled window cill, low flush WC, vanity unit incorporation twin wash hand basins, double storage cupboard, heated towel rail, LED downlighting, extractor fan, access to loft space.

## Externally

### Garden

To the front of the property a low stone wall with picket fence over and pedestrian gate gives access to a gravelled courtyard garden leading to the front door.

The main garden is predominantly laid to lawn with paved and gravelled seating areas, pergola with wisteria, timber built workshop, shed, raised beds for planting, mature planting, shrubs and trees and external water feed. Double gates give access to the street.

