





33 Newtown

Bradford-on-Avon

BA15 1NF

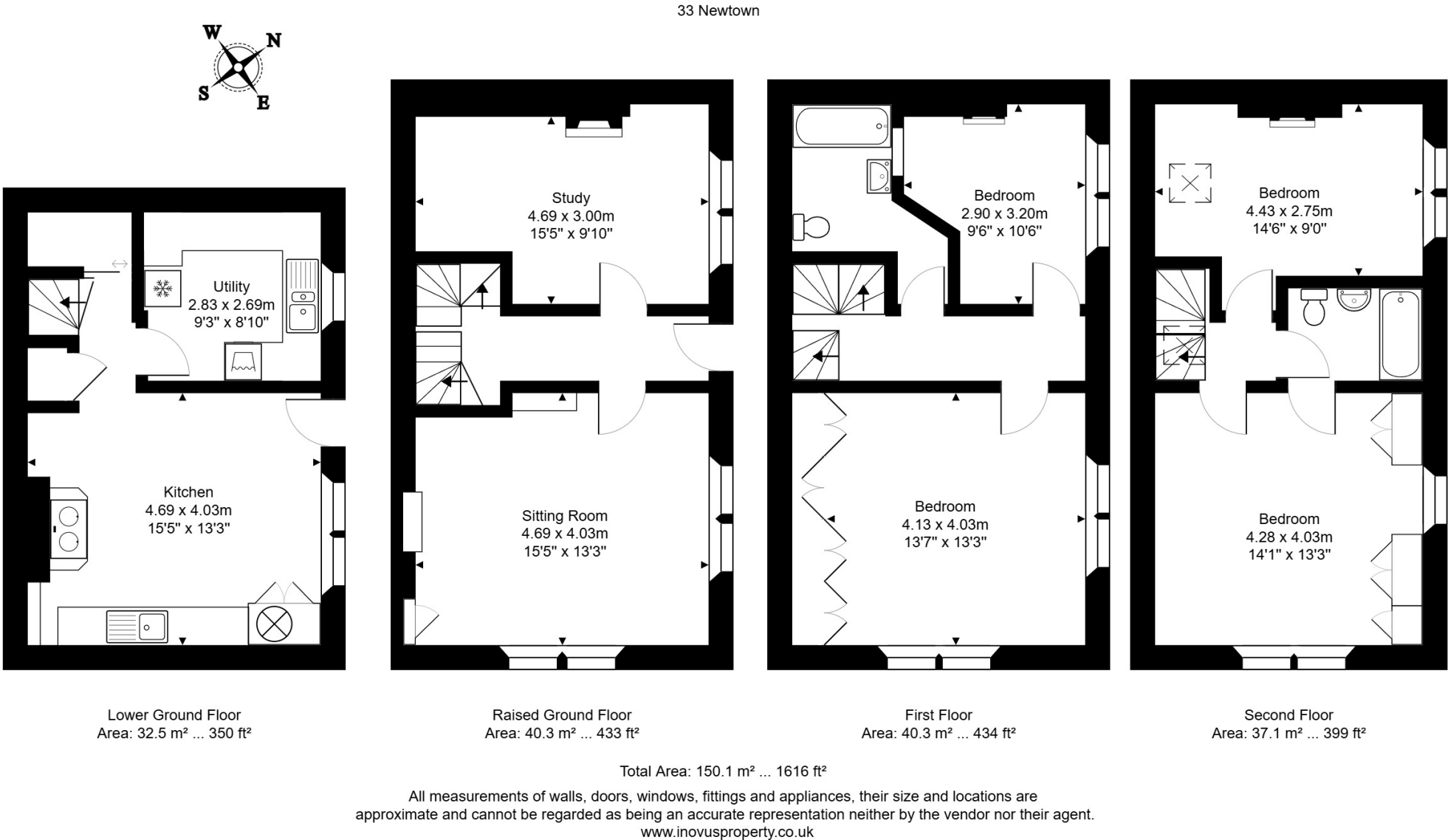
A magnificent and historically significant Georgian townhouse, beautifully positioned on one of Bradford on Avon’s most sought-after roads, boasting far-reaching views across the town and surrounding countryside.

Tenure: Freehold

£750,000

Property Features

- Beautiful Georgian detached house
- Grade II Listed
- 4 bedrooms
- Spectacular views
- Close to amenities
- Popular elevated position
- Characterful period features





# Accommodation

## Ground Floor

### Entrance Hall

With hardwood flooring, external door, radiator, stairs rising for first floor and descending to lower ground floor.

### Living Room

With hardwood flooring, two front aspect sash windows and two side aspect sash windows, feature fireplace with cast iron grate, built in shelving, radiator.

### Dining Room/Study

With hardwood flooring, two front aspect sash windows, feature fireplace, fitted shelving, radiator.

## Lower Ground Floor

### Cloakroom

With hardwood flooring, WC, wash hand basin, integrated shelving.

### Scullery/Utility

With hardwood flooring, front aspect sash window, a range of floor and wall mounted units, space and plumbing for washing machine, ceramic sink, heated towel rail.

### Kitchen

With tiled flooring, 2 rear aspect sash windows, bespoke handmade wooden kitchen with floor and wall mounted units, ceramic sink, Aga, recessed shelving, built-in storage, gas fired boiler providing domestic hot water and central heating, external door to courtyard.

## First Floor

### Landing

With built-in shelving, front aspect sash window.

### Bedroom 1

With dual aspect sash windows, built-in storage, radiator.

### Bedroom 4

With 2 front aspect sash windows, fitted shelving, radiator.

### Bathroom

With hardwood flooring, WC, wash hand basin, bath with shower head attachment, heated towel rail, radiator.

## Second Floor

### Landing

With rear aspect Velux window, access to loft.

### Bedroom 3

With front aspect sash window and rear aspect Velux window, built-in shelving, radiator.

### Bedroom 2

With front and side aspect sash windows, built-in storage, radiator, door to:-

### Jack and Jill Bathroom

With door to landing, hardwood flooring, WC, wash hand basin, bath with shower head attachment, radiator.





## Situation

33 Newtown is situated on the northern slopes of the town, affording wonderful views towards Salisbury Plain. 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 and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence 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.

## Description

Commanding an elevated position with far-reaching views across the townscape, this distinguished detached Georgian townhouse presents a rare opportunity to acquire a beautifully maintained period home in one of the area's most sought-after locations—just a short stroll from the vibrant town centre.

Impeccably presented throughout, the property spans four expansive floors, offering generous and elegantly proportioned accommodation that is bathed in natural light.

On the raised ground floor, an entrance hall leads to two superb reception rooms. The living room enjoys a dual aspect, showcasing exquisite period detailing including an original fireplace, while the adjacent dining room—currently utilised as a study—offers flexible living space to suit modern lifestyles.

The lower ground floor is home to a stylish, bespoke handcrafted kitchen, complete with an extensive range of custom cabinetry and direct access to a courtyard garden and useful covered storage vaults. A fully equipped scullery and elegant cloakroom further enhance the functionality of this level.

The upper floors host four generously sized bedrooms and two well-appointed bathrooms, each offering captivating views over the town and retaining beautiful original features that speak to the home's heritage.

To the front, a delightful raised courtyard garden enclosed by classic wrought iron railings provides a picturesque and private setting to enjoy the exceptional outlook, framed by mature planting and period charm.

## 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 F – £3,697.71

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