

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: (+44 (0)1225 333332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: (+44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

cobbfarr.com

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Residential Sales



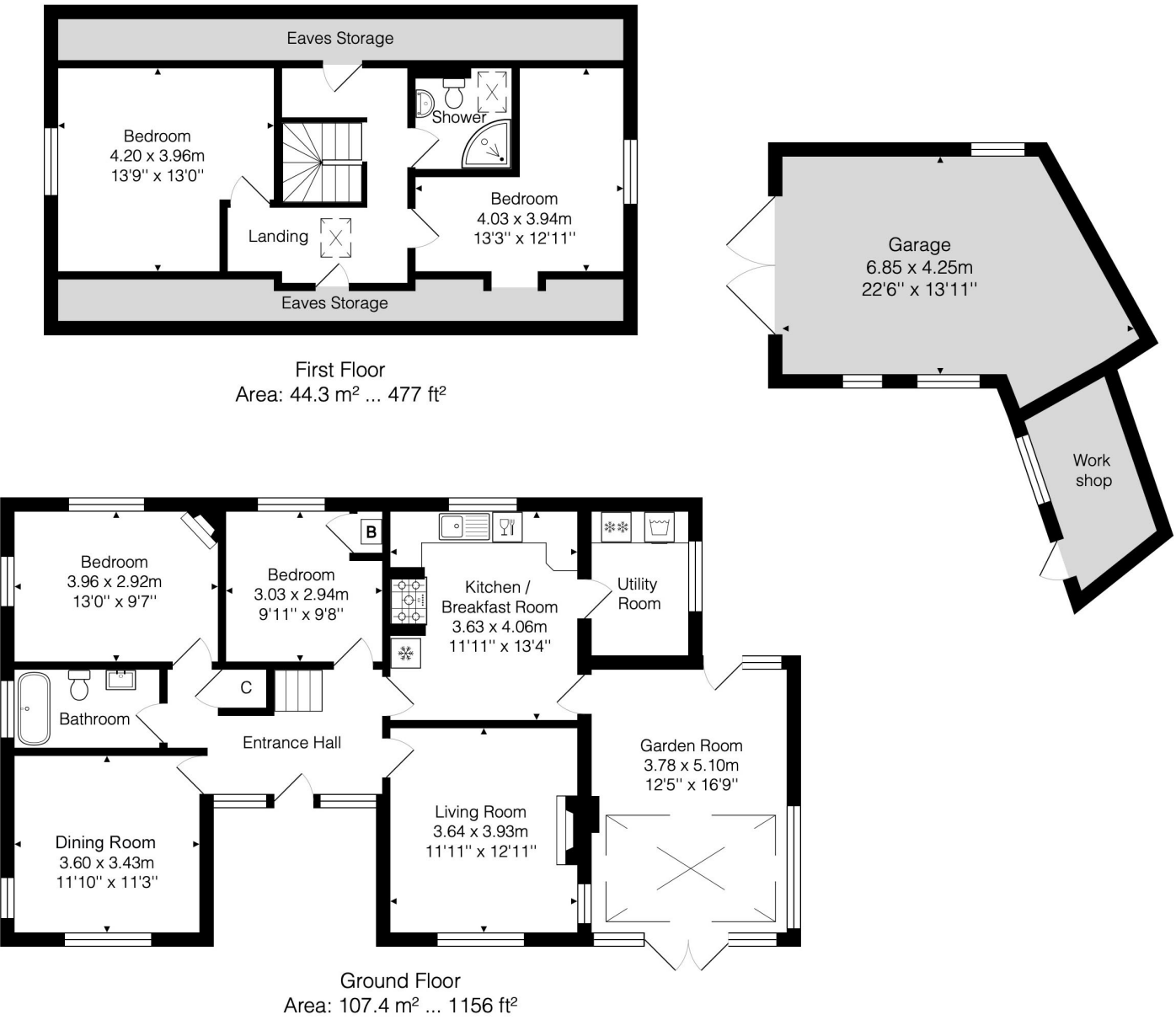
Winsley Road, Bradford on Avon







Floor Plan



Cherry Orchard  
Winsley Road  
Bradford-on-Avon  
BA15 1NZ

A detached, 4 bedroom, spacious and attractive property offering flexible living with mature gardens, ample driveway and garaging.

Tenure: Freehold **£575,000**

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](http://www.epcassessments.co.uk)

Total Area: 151.6 m<sup>2</sup> ... 1632 ft<sup>2</sup> (excluding eaves storage, work shop, garage)

# Situation

Cherry Orchard is situated on the favoured north side of the town. 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.

# 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 2,824.81

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# Description

Cherry Orchard is an attractive, detached 4/5 bedroom property offering flexible living throughout. The ground floor provides 2 bedrooms, 3 reception rooms, bathroom and kitchen leading through to the pantry/utility. All rooms boast high ceilings which add to the light and airy feel within.

Upstairs there are 2 further bedrooms, plus a shower room. The Velux windows capture beautiful far reaching views which include Salisbury Plain and The Westbury White Horse.

Externally, the property has a wonderful southeast facing garden which is mainly laid to lawn with mature planting and trees including a large cherry tree. The property also benefits from an oversized, detached garage, driveway parking and further outbuilding ideal for storage.

The property is well positioned for access to schools and local amenities and with some improvements and updating, could make an excellent family home. Offered with no onward chain.

# Accommodation

## Ground Floor

### Entrance Hall

Accessed via a partially glazed front door with windows to either side, wooden floorboards, stairs rising to first floor, doors leading to dining room, bathroom, living room, bedrooms 2 and 3 and kitchen, understairs storage cupboard, double panelled radiator, picture rail.

### Kitchen

With a range of floor and wall mounted units having laminated work surface areas incorporating 1½ bowl ceramic sink with mixer tap and drainer, 1½ width oven with gas hob and tiled surround, rear aspect double glazed window, Bosch dishwasher, partially tiled walls, LED downlighting, double panelled radiator, doors to garden room and pantry/utility, electric consumer unit.

### Pantry/Utility Room

With space and plumbing for washing machine, work surface area, obscured side aspect window, range of shelving.

### Garden Room

Being glazed to 3 sides with French doors leading onto the garden, internal window to living room, window and door to rear garden, glazed roof, LED downlighting, double panelled radiator, wooden flooring.

### Living Room

With front aspect window, side aspect window overlooking garden room, cast iron fireplace with wooden surround and mantel and marble hearth, double panelled radiator, picture rail.

### Dining Room

Being dual aspect to front and side, picture rail, dado rail, double panelled radiator.

### Bathroom

With low flush WC, wash hand basin, roll top bath having mixer tap and shower over, obscure glazed window, fully tiled walls, towel rail, double panelled radiator.

### Bedroom 2

Being dual aspect to side and rear, double panelled radiator.

### Bedroom 3

With rear aspect window, built-in storage cupboard housing gas fired combi boiler providing domestic hot water and central heating, double panelled radiator, built-in shelving, picture rail.

## First Floor

### Landing

With front aspect Velux window, 2 eaves storage cupboards, doors to bedrooms 1 and 4 and shower room.

### Bedroom 1

With side aspect window, built-in wardrobes.

### Bedroom 4

With side aspect obscure glazed window, built-in shelving unit, eaves storage cupboard, double panelled radiator, access to loft space.

### Shower Room

With low flush WC, wash hand basin with mixer tap, corner shower having glazed screen and tiled surround, rear aspect Velux window, heated towel rail, downlighting.

## Externally

### Garden, Garage and Parking

The property is approached to the front via stone pillars and wrought iron, pedestrian gate set into a low stone wall and mature hedgerow. A path leads through the front garden to a black and white chequered, tiled terrace and in turn to the front door.

The garden is mainly to the front, very private and southeast facing. The predominantly lawned, level gardens enjoy mature shrub borders and trees, including a cherry tree.

A private driveway to the rear of the property provides parking for several vehicles and leads to an oversized, detached single garage. There is, in addition a further outbuilding allowing for storage.

