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Residential Sales

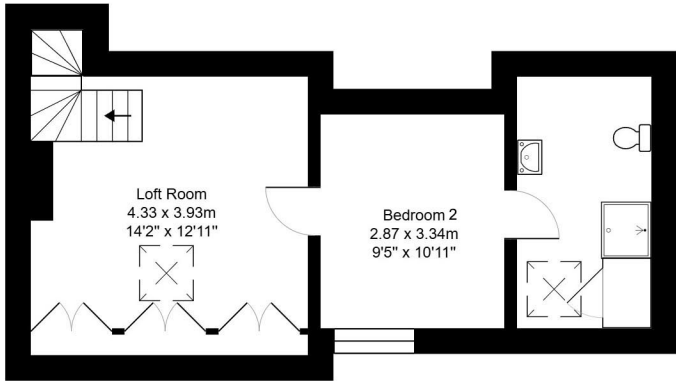


10 Crown Court, Bradford-on-Avon

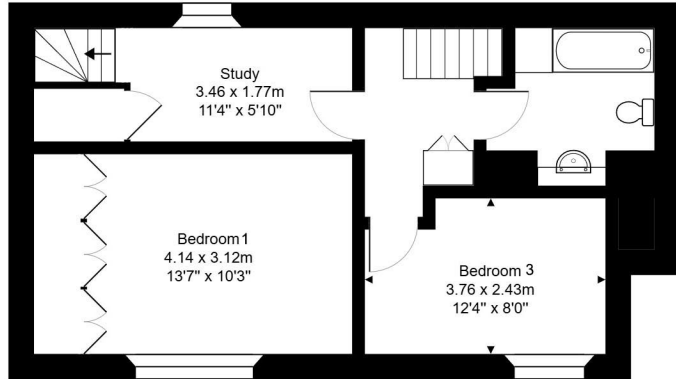




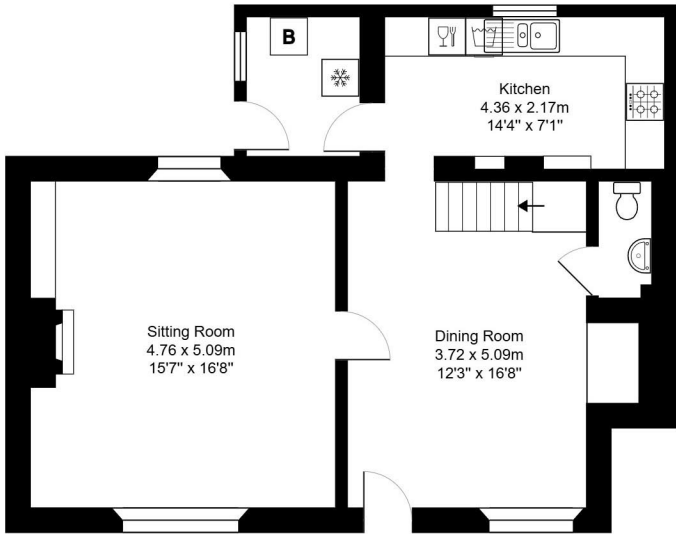
Floor Plan



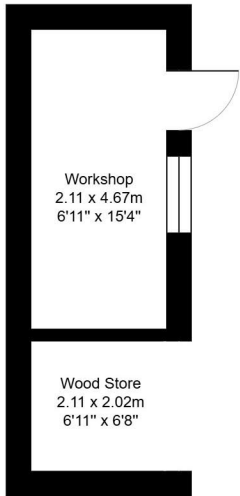
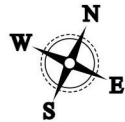
Second Floor  
Area: 38.6 m² ... 415 ft²



First Floor  
Area: 48.1 m² ... 518 ft²



Ground Floor  
Area: 64.1 m² ... 690 ft²



Outbuilding (not actual location)  
Area: 14.5 m² ... 156 ft²

Total Area: 150.8 m² ... 1623 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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10 Crown Court  
Bradford-on-Avon  
BA15 1BG

Situated in a peaceful and sought-after position on the northern edge of town, this substantial double-fronted period property offers generously proportioned accommodation and is beautifully presented throughout.

Tenure: Freehold

£535,000



# Situation

Crown Court is situated in the sought after residential area of Woolley, a short stroll of the town centre. 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 Wiltshire Music Centre is also a short stroll and offers a variety of entertainment to suit all tastes.

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 – £3,128.82

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Description

10 Crown Court is a beautifully presented, double-fronted three-bedroom period home, brimming with character and offering well-proportioned accommodation arranged across three floors. Rich in original features and sympathetically maintained, the property seamlessly blends timeless charm with modern convenience.

Upon entering, you are welcomed by a spacious and inviting entrance hall—currently utilised as a dining room—featuring exposed ceiling beams and a striking feature fireplace, creating an atmospheric space for entertaining. The character continues into the generous dual-aspect living room, complete with a second fireplace and a warm, homely ambiance. At the rear, the well-appointed kitchen offers a comprehensive range of wall and base units, integrated appliances, and ample space for culinary pursuits. A practical utility room and a downstairs cloakroom add further convenience to the ground floor.

The accommodation continues over the upper floors, with the principal bedroom and a further spacious double bedroom located on the first floor, served by a tastefully fitted family bathroom. The top floor hosts a charming third double bedroom with en suite facilities, alongside a versatile study area.

Externally, the property enjoys a beautifully maintained detached garden, rich with mature planting and greenery, providing a private and tranquil retreat. Hidden beyond lies a delightful 'secret garden', complete with a selection of outbuildings offering excellent potential for conversion into potting sheds, garden studios or home offices.

10 Crown Court is a rare opportunity to acquire a period home of true distinction, nestled in a peaceful location yet within easy reach of the town’s amenities.

# Accommodation

## Ground Floor

### Entrance Hall/Dining Room

With terracotta tiled flooring, 2 front aspect windows, wooden external door, feature fireplace with stone hearth, exposed brick and beams, radiator, stairs rising to first floor.

### Cloakroom

With terracotta tiled flooring, WC, wash hand basin.

### Living Room

With front and rear aspect windows, fitted storage and shelving, feature fireplace, two radiators.

### Kitchen

With laminate flooring, a range of floor and wall mounted units, ceramic sink, oven, 4 ring gas hob, plumbing for white goods, recessed shelving, rear aspect window, radiator.

### Utility

With laminate flooring, rear external door, rear aspect window, built in storage, boiler, radiator.

## First Floor

### Landing

With rear aspect window, airing cupboard, exposed beams, access to all upstairs rooms.

### Bathroom

With bath with shower head attachment, WC, wash hand basin, built-in storage, heated towel rail, rear aspect window.

### Bedroom 1

With front aspect windows, built in storage, exposed beams, radiator.

### Bedroom 3

With front aspect windows, fitted shelving, exposed beams, radiator.

### Study

With rear aspect window, exposed beams, built in storage, radiator.

## Second Floor

### Landing/Attic Room

With exposed brick and beams, front aspect Velux window, eaves storage.

### Bedroom 2

With exposed beams, front aspect window, radiator.

### En suite

With front aspect Velux window, shower, WC, wash hand basin, exposed beams, eaves storage, built in storage, heated towel rail.

