

# Foxlease,

Maiden Bradley BA12 7JG

COOPER  
AND  
TANNER



£725,000 Freehold

Modest from the front, this beautifully renovated and extended detached single storey home enjoys glorious, landscaped gardens and fabulous views across surrounding countryside.

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**£725,000 Freehold**

## DESCRIPTION

An outstanding transformation of an impressive single storey village centre home.

The accommodation is well designed and well-appointed throughout, with large proportions filled with natural light. The front door opens into a light and airy entrance hall.

Taking centre stage in the Living room is an attractive multi fuel burning stove, with recessed storage. With both patio doors and a roof lantern light window, the garden room (which is open plan with the living room) is filled with natural light, making this a pleasant reception area to look across the beautiful garden and open fields beyond.

The high spec kitchen has been recently extended and fitted, complete with a range of high- and low-level units topped by wood block work surfaces. There is an electric hob under the cooker hood, space for a washing machine, dishwasher, fridge freezer, and integrated electric oven, with tiling to the splashbacks and bespoke tiled flooring. Six velux sky lights to the high vaulted ceilings fill the area with natural light, with glass doors providing spectacular views over the gardens and open fields beyond. There is ample space to accommodate a dining table and chairs.

There are four double bedrooms (two of which enjoy en-suite facilities) in addition to the well-appointed family bathroom.

## OUTSIDE

To the front of the property there is comfortable driveway parking for 3/4 vehicles in addition to the single garage.

There are a range of plants and shrubs that border the driveway, with the majority of the garden positioned to the rear of the home.

The gardens are truly breath-taking and have been cleverly designed by our vendors. One of the features that makes this such an exceptional property is the incredible plot, enjoying extensive gardens surrounded by beautiful countryside views.

Stepping out of the property from the kitchen/dining room you are first met with a generous area of lawn decorated beautifully by various shrub and herbaceous borders as well as a pretty pond. A patio area provides space for your garden table and chairs. There are a number of additional seating areas, productive planting beds, a green house and other facilities perfect for any keen gardeners. The rest of the garden is laid to a magical spot within a beautiful, wooded area, offering a fantastic sense of peace and tranquillity.

## AGENT'S NOTE

The vendor informs us that the property benefits from owned solar panels with a feed in tariff, producing approximately £200 last quarter.

## ADDITIONAL INFORMATION

Electric heating. Mains water and electricity are connected. Private drainage.

## LOCATION

The vibrant towns of Frome (approx. 6 miles) and Bruton (approx. 9 miles) are nearby and offer a range of restaurants, pubs and shops. Maiden Bradley has a thriving village pub, The Bradley Hare, which has recently been refurbished and The Bradley Pantry, the village grocery and coffee shop, is open 7 days a week. Direct trains from both Warminster and Westbury arrive in London in under 2 hours.







# High Street, Maiden Bradley, Warminster, BA12

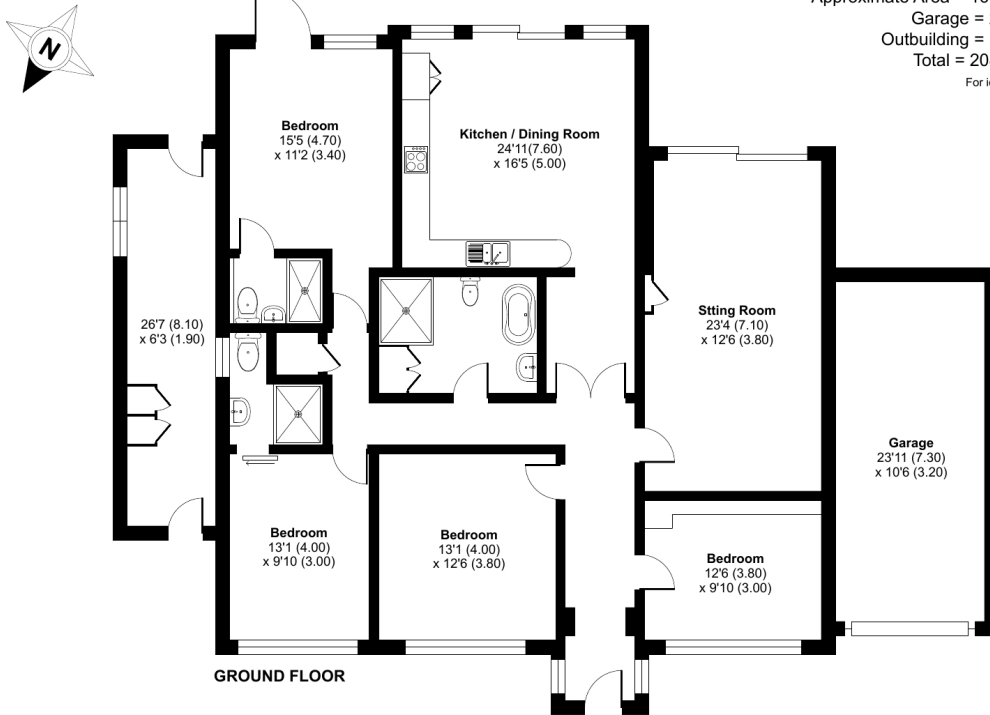
Approximate Area = 1664 sq ft / 154.5 sq m

Garage = 251 sq ft / 23.3 sq m

Outbuilding = 165 sq ft / 15.3 sq m

Total = 2080 sq ft / 193.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschemcom 2024. Produced for Cooper and Tanner. REF: 1128903



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