



28 The Rank

North Bradley

BA14 9RP

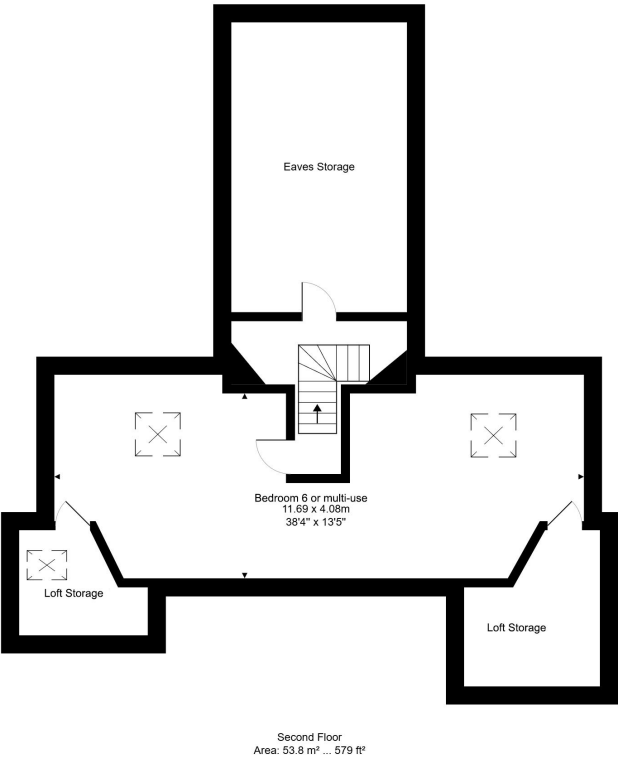
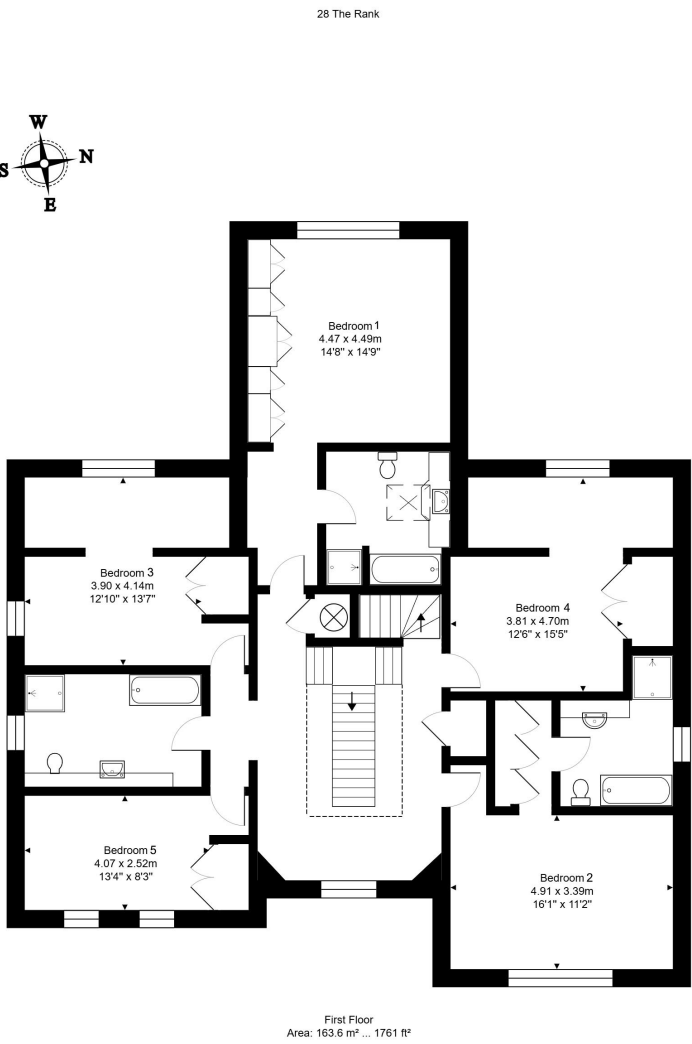
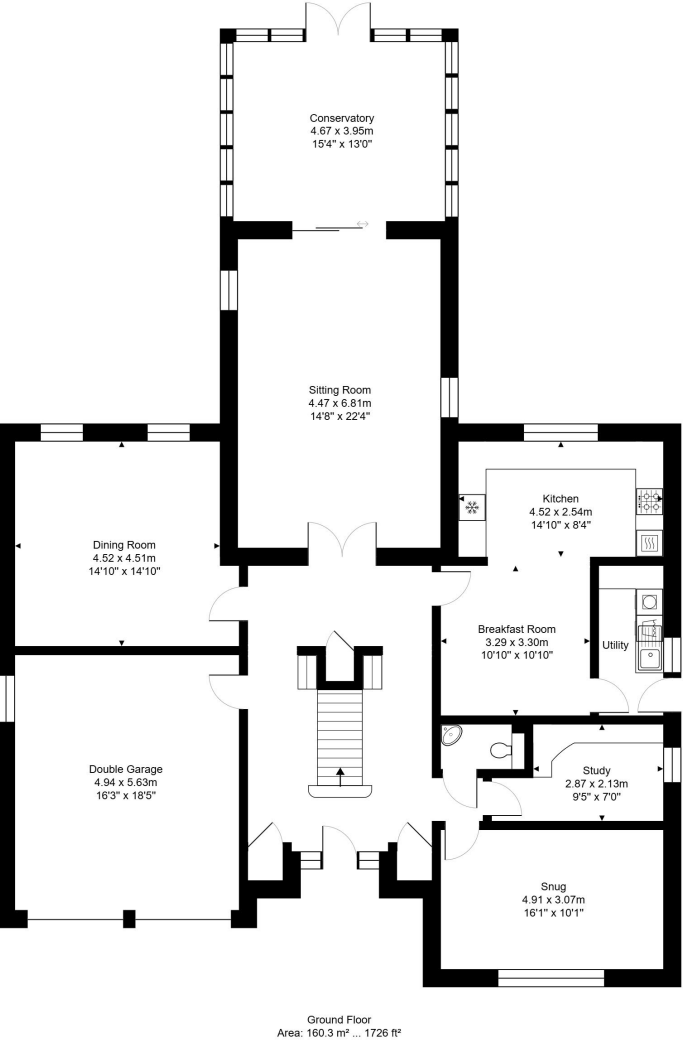
An impressive 5 bedroom detached house situated at the end of a quiet no-through lane with approximately 0.3 acre garden, ample parking and double garage, offered with no onward chain.

Tenure: Freehold

£900,000

Property Features

- Impressive 5 bedroom detached home
- Second floor full width further bedroom with potential multi-use
- Peaceful location
- 2 en suites and modern family bathroom
- 5 reception rooms
- Approximately 0.3 acres of private, mature gardens
- Double garage and parking
- No onward chain



Total Area: 377.8 m² ... 4066 ft² (excluding double garage, eaves storage)
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.
www.inovusproperty.co.uk

Accommodation

Ground Floor

Entrance Hall

With front aspect windows either side of the door, double-height ceiling, 4 radiators, multiple built-in storage options, stairs rising to the first floor.

Snug/Music Room

With front aspect window, radiator.

Study

With side aspect window, built-in storage, radiator.

Cloakroom

With tiled flooring, WC, wash hand basin, radiator.

Kitchen/Breakfast Room

With tiled flooring, 2 radiators, range of floor and wall mounted units having granite worktops incorporating ceramic sink, integrated eye-level self-cleaning oven and warming drawer, 4 ring gas hob with extractor over, 2 fridges, one with freezer compartment, dishwasher, water filter and softener systems, rear aspect window.

Utility

With tiled flooring, space and plumbing for washing machine, vented space for tumble dryer stainless steel sink, newly installed gas fired boiler providing domestic hot water and central heating, external door, radiator.

Dining Room

With rear aspect windows, 2 radiators.

Living Room

With glazed double doors, 2 side aspect windows, feature fireplace, 2 radiators, glazed sliding door to:-

Garden Room

With tiled flooring, electric underfloor heating, vaulted ceiling, rear aspect windows, French doors to garden.

First Floor

Landing

With airing cupboard, 4 radiators, front aspect picture window, stairs rising to second floor.

Bedroom 1

With rear aspect windows, built-in storage, dressing area, 2 radiators.

En Suite Bathroom

With wood effect flooring, WC, bath, shower, vanity unit having inset wash hand basin, built-in storage, heated towel rail, side aspect electrically operated Velux window.

Bedroom 2

With front aspect window, built-in storage and dressing area, radiator.

En Suite Bathroom

With wood effect flooring, side aspect window, shower, bath, wash hand basin, WC, built-in storage, radiator.

Bedroom 3

Being dual aspect with windows to side and rear, built-in storage, radiator.

Bedroom 4

With rear aspect window, built-in storage, radiator.

Bedroom 5

With front aspect windows, built-in storage, radiator.

Family Bathroom

With wood effect flooring, double width walk-in shower, bath, WC, wash hand basin, built-in storage, part tiled walls, 2 heated towel rail, side aspect window.

Second Floor

Bedroom 6/Living Space

Running the full width of the house, previously an artists studio and bedroom with significant potential for use as further bedroom, study workplace, playroom or gym with 2 radiators and 2 Velux windows. Potential to convert to 2 bedrooms if required.

Loft Spaces

3 boarded loft storage spaces, water tanks in loft over Bedroom 1.

Externally

Garden, Parking and Double Garage

The property is approached via a gravelled driveway providing off street parking for numerous vehicles and leading to the integral double garage with personal door and side aspect window.

The garden totals approximately 0.3 acres and is a true sanctuary, mature, private and thoughtfully landscaped. It is predominantly lawned and features a variety of fruit trees, colourful flower beds, a tranquil pond, and useful garden shed.



Situation

28 The Rank is situated in a peaceful position at the end of no-through lane within the Wiltshire village of North Bradley. The village benefits from a primary school, St Nicholas Church of England parish church and a Baptist Church.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 2 miles), Bradford on Avon (approx. 4 miles), Westbury (approx. 4 miles), Frome (approx. 8 miles), and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links (Trowbridge stations provides direct links to Bath/Bristol and Salisbury–Portsmouth while Westbury mainline links London and the south west.

The World Heritage City of Bath (approx. 13 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 18 miles and access to the M3 via the A303 is also easily reached.

Description

Occupying a prime position at the end of a peaceful no-through lane, this substantial 5 bedroom detached house, built by an independent local builder, offers generous living space in the heart of the village.

Beautifully located and available with no onward chain, it's an ideal choice for those seeking a quiet countryside lifestyle with convenient access to local amenities.

Upon entering, you are welcomed by a striking entrance hall featuring a dramatic double-height ceiling and a grand central staircase that sets the tone for the quality and scale found throughout the home. The ground floor boasts a range of generously proportioned rooms, including a bright and airy study, a cosy snug/music room, and a superb kitchen/breakfast room, complete with modern appliances and direct access to a utility room with a brand-new boiler system.

Entertaining is a delight here, with a formal dining room adjoining a magnificent living room, which opens into a stunning garden room. Bathed in natural light and offering seamless access to the garden, this space is ideal for both relaxing and hosting guests.

Upstairs, the galleried landing is illuminated by a beautiful picture window, creating a light and inviting atmosphere. Five double bedrooms all benefit from built-in storage, with both the principal bedroom and the guest suite enjoying en-suite facilities. The contemporary family bathroom has been recently renovated to a high standard.

The top floor features a spacious loft room, currently serving as bedroom six, with ample potential for use as a playroom, home office or additional living space. Two generous attic storage areas and excellent natural light further enhance the versatility of this floor.

Outside, the rear garden is a true sanctuary – mature, private and thoughtfully landscaped. It features a variety of fruit trees, colourful flower beds, a tranquil pond, and useful garden sheds. To the front, a large driveway provides ample parking and leads to an integrated double garage.

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 G – £3,820.17

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.

