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Bath & Bradford on Avon

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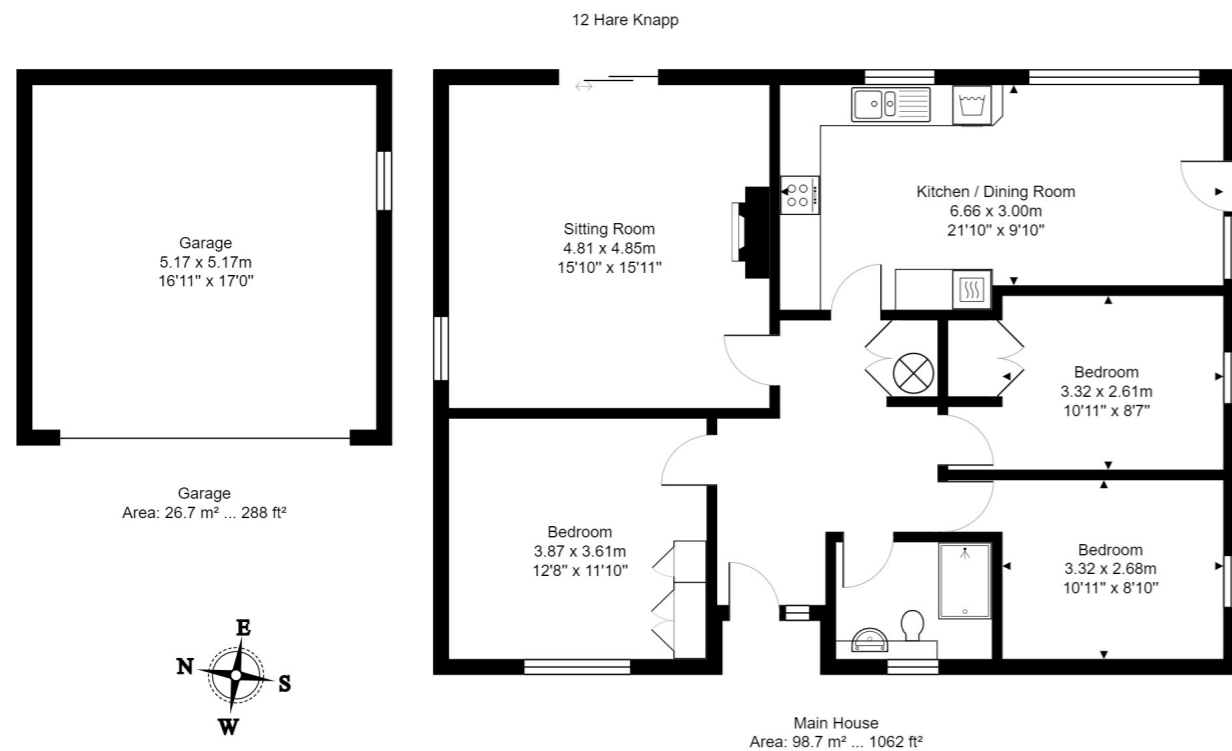
Bath & Bradford on Avon

Residential Sales



Hare Knapp, Bradford on Avon





12 Hare Knapp  
Bradford on Avon  
BA15 1PJ

Situated in an elevated position with enviable views across the town and countryside beyond, a 3 bedroom bungalow benefitting from a south facing garden, driveway parking and detached double garage.

Tenure: Freehold

**£625,000**



## Situation

No.12 Hare Knapp is situated on the slopes above the town of Bradford on Avon affording the most amazing views across the town and countryside beyond.

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.

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## 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 – £2,976.24

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## Description

The mesmerizing, far reaching views capture your attention as you reach No. 12 Hare Knapp. Situated on the slopes above the town there is an uninterrupted vista across the town and countryside beyond.

The property itself boasts comfortable accommodation including 3 bedrooms, 2 of which have built-in wardrobes, shower room, kitchen/dining room with integrated appliances and door to the terrace, sitting room with fireplace and inset gas fire and sliding doors to the south facing terrace, once again enjoying the wonderful views.

The gated, brick block paved driveway provides off street parking for 2–3 vehicles and leads to the detached double garage with electrically operated door.

The south facing rear garden is delightful and enjoys various seating areas to take in the sunny aspect and again, the glorious views.

## Accommodation

### Ground Floor

#### Porch

With stone step up to partially glazed front door having obscure glazed side panel.

#### Entrance Hall

With access to loft space housing gas fired boiler providing domestic hot water and central heating, downlighting, coving radiator, airing cupboard housing hot water cylinder and slatted shelving.

#### Kitchen/Dining Room

With a range of floor and wall mounted units having worktop incorporating 1½ bowl stainless steel sink and drainer, integrated appliances including double oven, microwave, fridge/freezer and induction hob with splashback and extractor fan over, rear aspect picture window affording wonderful views across the town, side aspect window, glazed door to south aspect terrace, downlighting, radiator.

#### Sitting Room

Being dual aspect with window to side and sliding door to rear terrace, granite fireplace with inset Faber gas effect fire, coving, radiator.

#### Shower Room

With walk-in double width shower cubicle having sliding door and chrome shower head, low level WC, vanity unit with inset wash hand basin, front aspect obscure glazed window, radiator, downlighting, extractor fan, fully tiled walls, tiled flooring.

#### Bedroom 1

With front aspect window, built-in triple wardrobe, wardrobe.

#### Bedroom 2

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

#### Bedroom 3

With side aspect window, radiator.

## Externally

### Garden, Garage and Parking

The brick block paved driveway is approached via double opening wrought iron gates, provides parking for 2–3 vehicles and leads to the detached double garage with electrically operated up and over door. Steps lead down to the property with mature hedging and easily maintained flower borders ensuring an excellent degree of privacy.

A path leads around the side of the property, giving access to the delightful rear garden. There are a number of seating areas ideal for enjoying the southerly aspect and captivating views across Bradford on Avon towards Salisbury Plain.