



1 The Gatehouse

Avon Park Village

Limpley Stoke

BA2 7NU

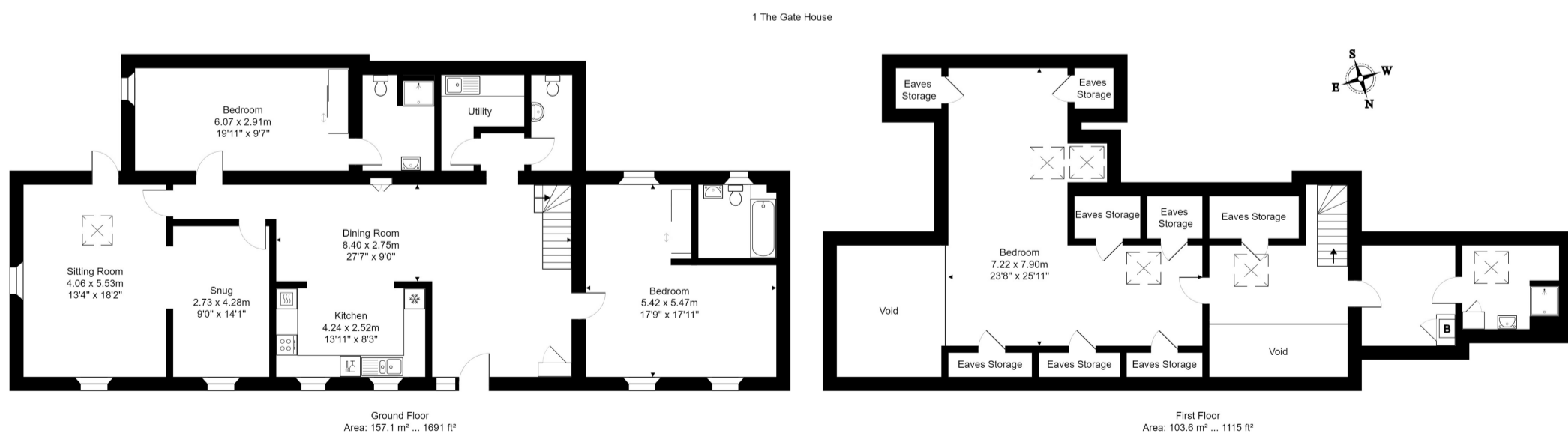
Situated with Avon Park Village, an attractive semi-detached period property with flexible accommodation of approximately 2393sq ft arranged over 2 floors. The property also benefits from parking for 2 vehicles and a private garden.

Property Features

- 3 bedrooms
- 3 bathrooms
- Private garden
- Parking for 2 vehicles
- Over 55's development

Tenure: Freehold

£750,000



Accommodation

Ground Floor

Entrance Hall

With stairs rising and turning to first floor landing, exposed stone wall, solid oak flooring, 2 double panelled radiators, services cupboard housing consumer unit and meters, wall mounted timer for domestic hot water and central heating, glazed opening double doors through to kitchen, glazed doors through to dining room and sitting room, panel door through to bedrooms 1 and 2 and doorway through to –

Inner Hall

With further doors leading to utility room and cloakroom.

Kitchen

Comprising a matching range of eye and base level units with extensive wooden, butchers block work surface areas incorporating four ring halogen hob with stainless steel and glass extractor over, built in high level double oven, built in dishwasher, built in fridge-freezer, two front aspect double glazed opening windows, downlighting, ceiling mounted smoke alarm, continuation of solid oak flooring, part tiled walls, 1 ½ bowl stainless steel sink with mixer tap and drainer, numerous power points.

Sitting Room

Being dual aspect to front and side with double glazed opening windows and having glazed rear door to patio and garden, double panelled radiator, exposed stone walling, being double height with exposed wooden trusses and rear aspect Velux window, wall lights, wall mounted thermostat serving the central heating, telephone point, TV point and open archway through to:-

Dining Room

With wall lights, downlighting, front aspect double glazed opening window.

Cloakroom

With continuation of solid oak wooden flooring from the hallway and comprising low level flush WC, pedestal wash hand basin with mixer tap, water heated towel rail, extractor fan, downlighting.

Utility Room

With continuation of solid oak wooden flooring from the hallway, extractor fan, work surface area incorporating single bowl stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, low level cupboards.

Bedroom 1

Being dual aspect to front and rear with double glazed opening window, double and single panelled radiators, downlighting, telephone points, wall lights and door through to:-

En Suite Bathroom

Comprising low level WC, separate and enclosed panelled bath with mixer tap and separate hand shower attachment, wash hand basin with tiled splash back, mixer tap with vanity unit under, water heated towel rail, tiled flooring, downlighting, extractor fan and rear aspect double glazed opening window.

Bedroom 2

With side aspect double glazed opening window, downlighting, radiator, wall lights, door through to:-

En Suite Bathroom

Comprising low flush WC, separate and enclosed panelled bath with mixer tap and telephone style attachment, vanity unit with inset wash hand basin, tiled splash back and mixer tap, water heated towel rail, tiled flooring, downlighting extractor fan.

First Floor

Galleried Landing

With eaves storage, rear aspect Velux window.

Galleried Suite

The entire upper floor constituting a Bedroom/Study/Studio area overlooking the sitting room with further eaves storage and rear aspect and side aspect Velux, double panelled radiator, exposed ceiling timbers, downlighting

On the other side of the galleried landing a dressing area/study with eaves storage, power points and cupboard housing condensing boiler serving domestic hot water and central heating, further door through to:-

Shower room

Comprising double shower cubicle with wall mounted power shower, water heated towel rail, velux window, low level flush WC, wash hand basin with vanity unit under, tiled splash back, cupboard housing mega flow hot water cylinder, recess shelving, downlighting and extractor fan.

Externally

Parking and Garden

The property benefits from a parking area for 2 vehicles with electric car charging point and a private, landscaped patio and garden area with outside tap, courtesy light and covered pergola.



Situation

Avonpark is highly sought after retirement development located on the outskirts of the village of Winsley which in itself is approximately 2 miles from the market town of Bradford on Avon and approximately 5 miles from the city centre of Bath. The village of Winsley itself provides a number of services to include a chemist, a public house, a church and a thriving village community.

The nearby town of Bradford on Avon is a charming market town with a range of shopping facilities together with many other amenities to include a library, popular restaurants and railway station.

The historic city of Bath provides an even larger range of shopping facilities together with other amenities to include a number of fine restaurants, the Theatre Royal, and also the main line railway station which gives direct access to London Paddington (approximately 90 minutes) and the city of Bristol.

Other surrounding towns include Trowbridge, Melksham, Frome and Warminster. The M4 Junction 17 is within approximately 12 miles.

Description

No. 1 The Gate House is an attractive property offering superbly generous accommodation set to 2 storeys.

The welcoming reception hall leads to all the principle rooms and the sitting room enjoys a double height vaulted ceiling and access to the landscaped garden. In addition, the ground floor accommodation comprises; a fully fitted kitchen, dining room, utility room, cloakroom and 2 bedrooms, both having en suite facilities. Upstairs there is a further suite benefiting from a dressing room, ample storage space and a galleried view over the sitting room.

Externally there is a private, landscaped garden and patio area and off street parking for 2 vehicles.

Agents Note: Please note the property is within the Avon Park Development and any prospective purchasers are required to be 55 years old or over.

General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Leasehold 185 years lease remaining

Management Charge: None

Ground rent: £100pa

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