



3 Chandlers Tynings

Bradford on Avon

BA15 1GG

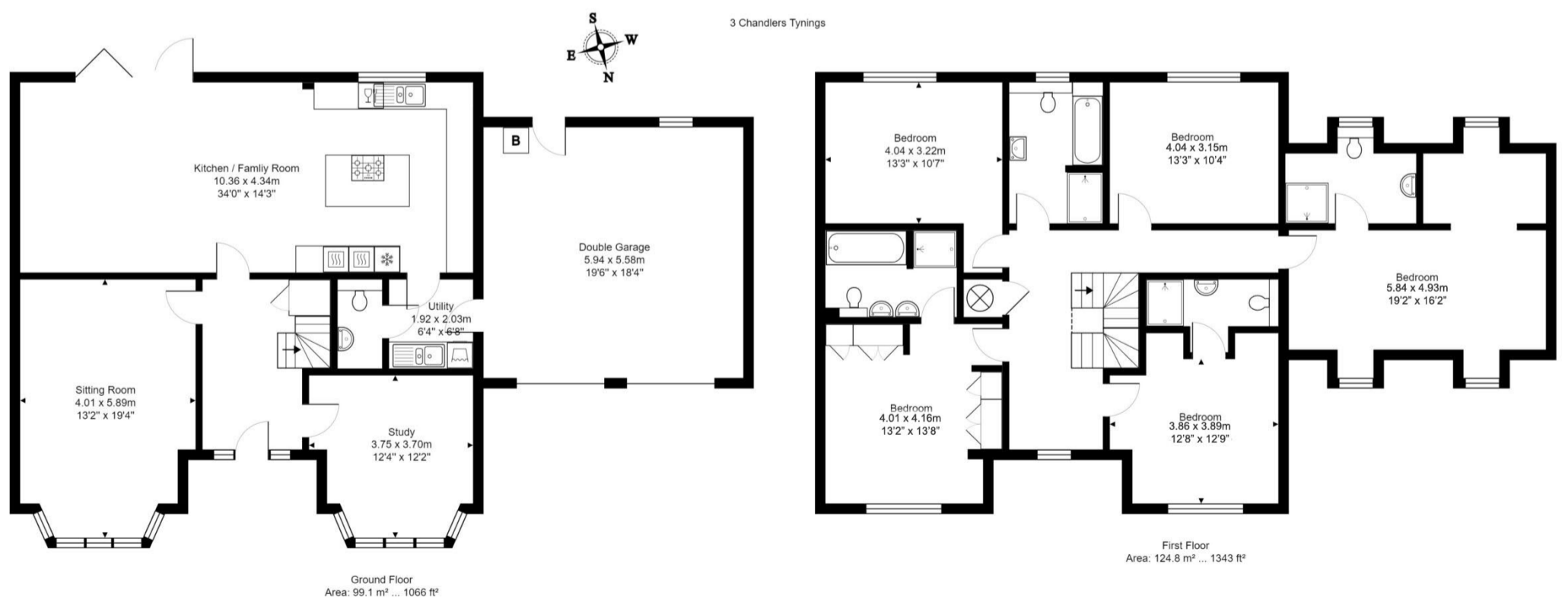
A substantial, detached property offering beautifully presented, light accommodation arranged over 2 floors. Externally the property benefits from a double garage, ample parking and a delightful, sunny rear garden.

Tenure: Freehold

£935,000

Property Features

- 5 double bedrooms with 3 ensembles
- Family bathroom
- 2 reception rooms
- Luxury open plan kitchen/dining/family room
- Downstairs cloakroom and utility room
- Private, sunny rear garden
- Double garage and ample driveway parking



Total Area: 223.8 m² ... 2409 ft² (excluding double garage)

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

Covered Entrance Porch

With part obscure glazed front door leading to:-

Entrance Hall

Access via partially glazed front door with obscure glazed side panels, stairs with stylish stair runner rising to first floor, cast iron radiator, oak door to understairs cupboard, sisal carpet.

Reception Room 2/Study

With oak door, front aspect leaded light bay window, radiator.

Sitting Room

With Crittal style glazed door, front aspect leaded light bay window, radiator.

Open Plan Kitchen/Dining/Family Room

With oak herringbone flooring to dining/family area and tiled flooring to kitchen, bi-fold doors to rear garden, radiators, downlighting, range of floor and wall mounted units having granite work tops incorporating 1½ bowl stainless steel sink with mixer tap, integrated wine cooler, integrated dishwasher, integrated fridge/freezer, 2 AEG fan ovens and warming plate, island unit with granite work top, AEG induction hob, automatic extractor over, range of drawers and breakfast seating area, rear aspect window, downlighting, plinth lighting.

Utility Room

With granite worktop incorporating 1½ bowl stainless steel sink with mixer tap, integrated AEG washing machine, space for tumble dryer, door to integral garage, door to:-

Cloakroom

With WC, wash hand basin, ladder style radiator, tiled flooring, partially tiled walls, extractor fan.

First Floor

Landing

With laddered access to boarded loft space, front aspect leaded light window, airing cupboard housing hot water cylinder with slatted shelving.

Bedroom 1

With front aspect leaded light window, radiator, bespoke fitted wardrobes, oak door to:-

En Suite Bathroom

With WC, double wash hand basins with mixer taps and tiled splashback, bath with mixer tap and tiled surround, walk-in double width shower with rain forest showerhead, hand held shower attachment and glazed shower screen, ladder style radiator, downlighting, luxury vinyl flooring.

Bedroom 2

With front aspect leaded light window, radiator, door to:-

En Suite Shower Room

With WC, wash hand basin with mixer tap and tiled splashback, walk-in double width shower with glazed door, rainforest showerhead and separate shower attachment, ladder style radiator, luxury vinyl flooring, downlighting.

Family Bathroom

With WC, wash hand basin with mixer tap and tiled splashback, bath with mixer tap, walk-in double width shower, obscure glazed window, chrome ladder style radiator, luxury vinyl flooring.

Bedroom 3

With rear aspect window, radiator.

Bedroom 4

With rear aspect window, radiator.

Bedroom 5

With front aspect leaded light windows, double panelled radiators, access to loft space, dressing area with rear aspect window.

En Suite Shower Room

With WC, wash hand basin, tiled splashback, shower cubicle with chrome shower and glazed door, downlighting, chrome ladder style radiator, luxury vinyl flooring, rear aspect window.

Externally

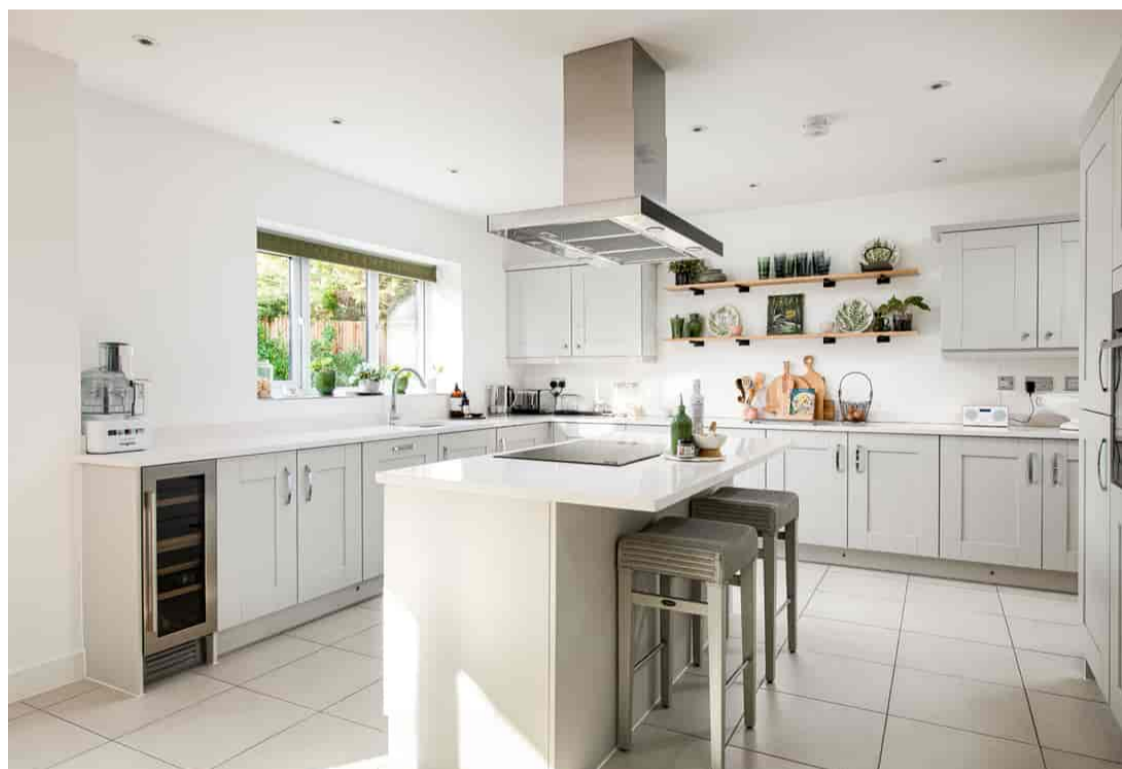
Garden, Garage and Parking

The rear garden has a southerly aspect with the first patio area accessed directly, via the bi-fold doors, from the dining/family area and continues to a charming second patio, gravelled and bordered with lavender and ideal for Al fresco dining. A side gate provides access to the front of the property. The garden has a delightful level lawn with mature low level hedging and trees.

To the front of the property there is a block paved driveway with ample parking for numerous vehicles and leading to the double garage with 2 up and over doors.

Agents Note

Planning permission has been granted to convert the garage into additional living space. Plans available on request.



Situation

Chandlers Tynings is situated on the outskirts of the town close to countryside walks yet still within walking distance 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 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.

Description

3 Chandlers Tynings is an attractive, double fronted, detached property positioned in a quiet cul-de-sac. On entering the property, the central hallway has the stairs rising to the first floor and gives access to the 2 light and airy receptions rooms. At the rear of the property there is a delightful open plan kitchen/dining/family room with bi-fold doors opening to the private sunny terrace and a well appointed kitchen with island unit, ample storage and integrated AEG appliances.

A cloakroom and utility room with access into the double garage completes the ground floor accommodation.

On the first floor, a light and spacious landing leads to 5 double bedrooms and the luxurious family bathroom. The main bedroom is light and spacious with bespoke fitted wardrobes and an en suite bathroom. Bedrooms 2 & 5 also benefit from en suite facilities.

Externally the property has an attractive lawned area to the front with mature low level planting and stone path leading to the porch. Ample off street parking is available to the front of the double garage.

The rear garden is predominantly laid to level lawn and bordered by attractive hedging ensuring a good degree of privacy. The terrace is nicely positioned by the bi-fold doors and is an ideal space for al fresco dining. A gravelled footpath leads to a further private seating area with mature lavender.

General Information

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Management Company: TBC

Management Charge: £250 pa

Council Tax Band: Band G - £3,852.02

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.

