



The Old Rectory

Southwick Road

North Bradley

BA14 0SJ

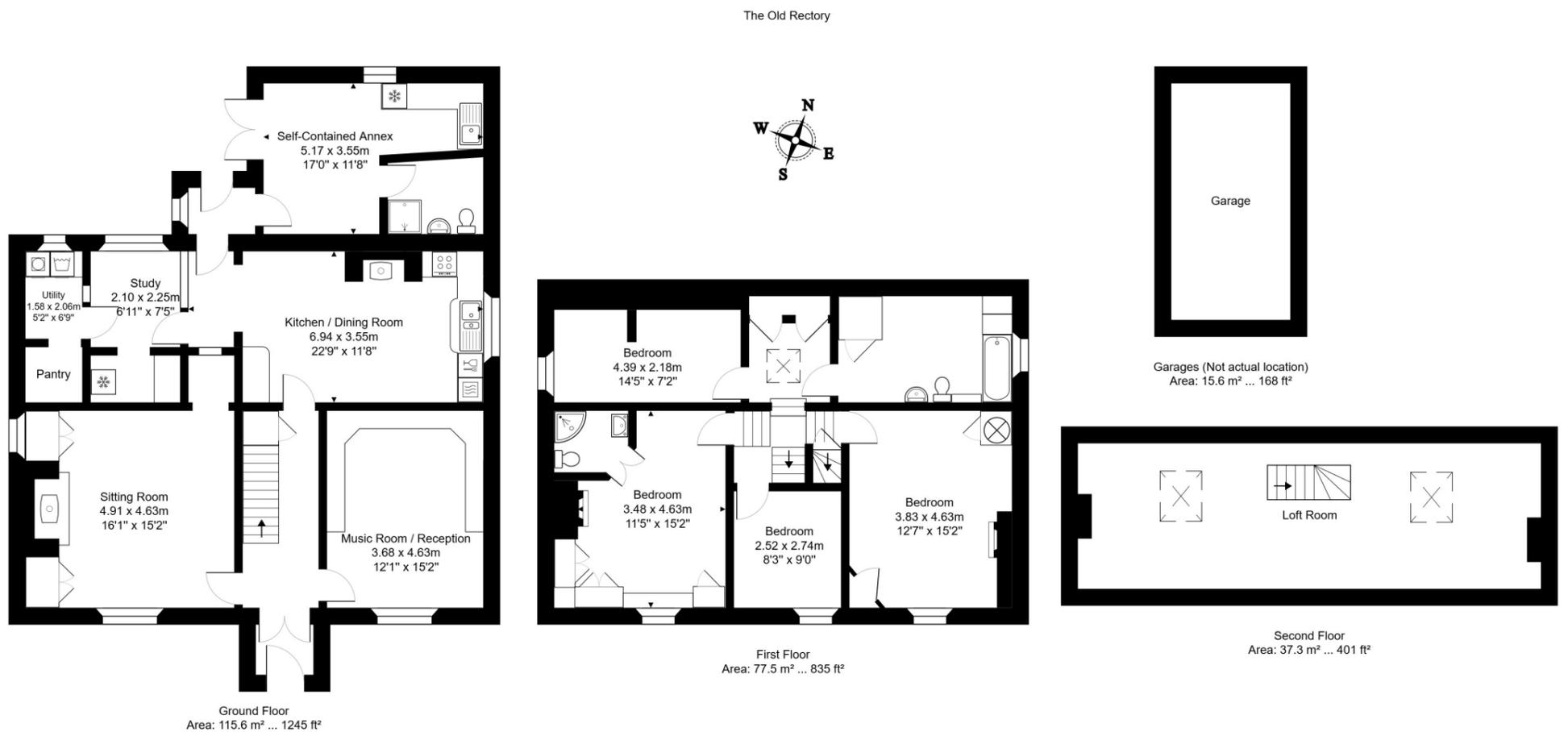
A beautifully presented 4 bedroom, former rectory steeped in history, offering versatile living space with an attached annexe and scope for further enhancement if desired.

Property Features

- Detached Grade II listed former rectory
- Wealth of period features
- Wonderful walled garden
- Attached annex
- Garage and driveway parking
- Potential for further development STPP

Tenure: Freehold

£550,000



Total Area: 230.5 m² ... 2481 ft² (excluding 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.
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Accommodation

Ground Floor

Entrance Hall

With flagstone flooring and hardwood flooring, oak front door with transom window over, part tongue and groove panelling, radiator, understairs storage.

Living Room

With brick fireplace with inset wood burning stove, front and side aspect windows, recessed storage, exposed timbers, part tongue and groove panelling, radiator, built in storage cupboards.

Dining Room/Music Room

With hardwood flooring, front aspect sash windows, extensive built-in shelving, radiator.

Kitchen

With terracotta tile flooring, fireplace having inset wood burning stove, exposed brickwork, exposed timbers, range of floor and wall mounted units having work surface area incorporating ceramic sink with mixer tap and scored drainer, induction hob, space and plumbing for dishwasher, eye-level oven and microwave/grill, side aspect window.

Study Area

With rear aspect window, flagstone flooring, exposed timbers, door to pantry with cupboards and shelving.

Utility

With flagstone flooring, rear aspect window, space and plumbing for white goods, open to second pantry with shelving.

Rear Porch

With terracotta tile flooring, door to garden, rear aspect window, door to annex.

First Floor

Landing

With rear aspect Velux window, built-in storage cupboards.

Bathroom

With laminate flooring, side aspect window, bath with wall mounted shower over and glazed screen, pedestal wash hand basin, WC, built-in storage cupboards, radiator, heated towel rail, part tongue and groove panelling, part restricted head height.

Bedroom 1

With front aspect window having shutters, feature fireplace, exposed timbers, range of built-in wardrobes, radiator.

En Suite

With glazed shower cubicle, wash hand basin, WC, part tiled walls, heated towel rail, extractor fan.

Bedroom 2

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

Bedroom 3

With side aspect window, exposed wood panelled walls, exposed timbers, radiator.

Bedroom 4

With front aspect window, radiator, exposed timbers, part restricted head height.

Second Floor

Loft Room

With exposed beams, eaves storage, 2 Velux windows, built-in storage and shelving.

Externally

Garden, Garage and Parking

The property boasts an attractive, walled garden with an array of mature trees, shrubs and planting. An attractive wisteria climbs the side of the property whilst traditional yews flank the paved and gravelled area to the front of the house.

The garden is predominantly laid to level lawn with raised borders, winding paths, pond and an area currently designated as a chicken run but could be a vegetable/fruit garden if preferred.

A driveway provides parking for numerous vehicles and leads to the detached double garage.

Annex

Studio Room

With French doors to garden, rear aspect window, vaulted ceiling, radiator, door to shower room, open to:-

Kitchenette

With a range of floor and wall mounted units having work surface area incorporating sink with mixer tap and drainer, electric hob.

Shower Room

With tiled flooring, tiled walls, shower cubicle, WC, wash hand basin, wall mounted mirror.



Situation

The Old Rectory is situated in 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.

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

Situated in the heart of North Bradley, this historic former rectory exudes character and charm throughout. Set within a beautifully maintained walled garden, the property offers flexible accommodation, including a self-contained annexe and scope for further development (STPP) if desired.

Upon entering this elegant, double fronted home, steeped in centuries of history, you're welcomed by a warm and inviting entrance hall. From here, a light filled, double aspect sitting room draws the eye with its striking fireplace, creating a stunning focal point and a true heart to the home. Across the hall, the separate dining room, currently used as a study, offers generous proportions and an abundance of natural light. The substantial kitchen blends period features with practicality, including a range of floor and wall mounted units set against exposed brickwork and a charming recessed fireplace. Two sizeable pantries, a handy utility room and a dedicated office complete the ground floor's main living spaces.

Upstairs reveals a quirky yet versatile layout with 4 characterful bedrooms. The principal suite features a cleverly concealed en suite hidden within bespoke built-in storage, while a stylish family bathroom serves the remaining bedrooms. The loft has also been converted, offering a flexible space perfect as a snug, playroom or additional storage.

Externally, the property is set within an expansive and private plot, surrounded by mature planting and established trees.

Tucked away off the rear entrance, the attached annexe offers a spacious open plan kitchen/living/bedroom area with an en suite shower room and its own access to the garden, ideal for multi-generational living, guests or potential rental income.

A detached garage and ample driveway parking complete the picture, making this a truly special home.

General Information

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

Heating: Electric heating

Local Authority: Wiltshire Council

Council Tax Band: Band G - £3,820.17

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