



64 Upper South Wraxall

Bradford on Avon

BA15 2SE

Situated on the edge of idyllic countryside, this charming 3 bedroom semi detached home offers light filled, well proportioned living space in the sought after village of Upper South Wraxall.

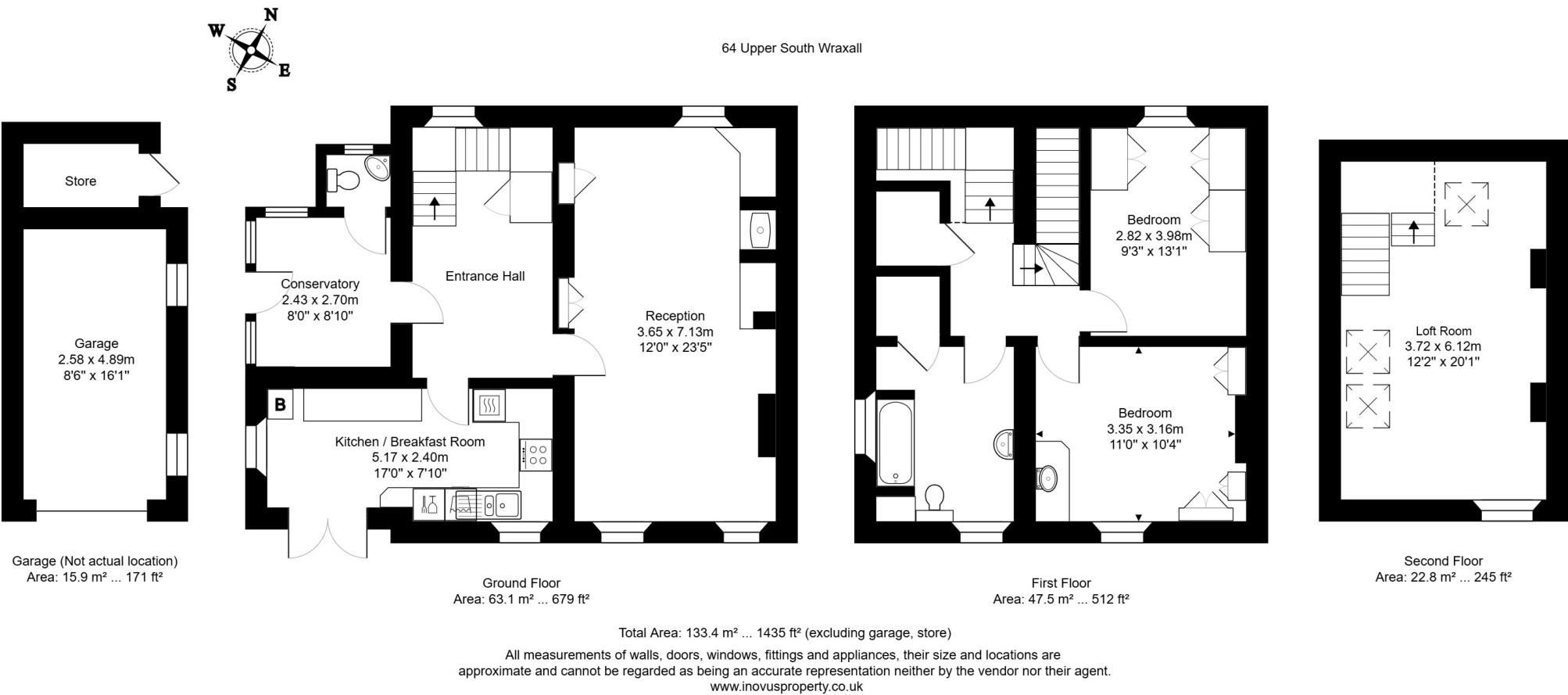
Property Features

- Grade II Listed
- Beautiful semi detached home
- 2 double bedrooms and expansive loft room
- Detached garage and driveway parking
- Countryside views
- Sought after location
- No onward chain

Offers in Excess of

Tenure: Freehold

£650,000



Accommodation

Ground Floor

Conservatory

With tiled flooring, partially glazed external door, internal glazed door, front and side aspect windows, exposed stonework, radiator.

Cloakroom

With tiled flooring, side aspect window, WC, wash hand basin, radiator.

Entrance Hall

With stairs rising to first floor, understairs storage cupboard, understairs pantry, radiator.

Reception Room

Being dual aspect with windows to front and rear, stone fireplace having inset log burning stove, recessed shelving, built-in storage, 2 radiators.

Kitchen/Breakfast Room

With tiled flooring, French doors to decking and garden beyond, side aspect window, range of floor and wall mounted units having work surfaces incorporating 1½ bowl stainless steel sink and drainer, 4 ring electric hob, eye-level double oven, integrated fridge and freezer, space and plumbing for washing machine, space and plumbing for dishwasher, boiler providing domestic hot water and central heating.

First Floor

Landing

With rear aspect window, airing cupboard, radiator, stairs rising to second floor.

Bedroom 1

With front aspect window, built-in double wardrobes,, vanity

unit with inset wash hand basin, radiator.

Bedroom 2

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

Family Bathroom

With panelled bath having wall mounted shower over and glazed folding shower screen, concealed cistern WC, wall mounted wash hand basin with mixer tap, dual aspect windows, partially tiled walls, downlighting.

Second Floor

Loft Room

Being triple aspect with dormer style window to the front, 2 Velux windows to the side and 1 to the rear, access to loft space, 2 radiators.

Externally

Garden, Garage and Parking

A gravelled driveway providing off street parking leads to a detached single garage with double opening doors, power, lighting and a useful workshop to the rear. The generous garden is predominantly laid to level lawn with mature shrubs, trees and planting. There is an area of decking ideal for al fresco dining and a paved terrace.



Situation

The village of Upper South Wraxall is a most sought after location, lying approximately 3 miles from Bradford on Avon. The village has an excellent community feel with the Longs Arms public house and St James' church at its centre. Primary Schools can be found in neighbouring villages including; Monkton Farleigh, Broughton Gifford and Bradford on Avon. The village also lies within the catchment area of St Laurance, Bradford on Avon which is extremely well thought of. The property is also conveniently placed for access to Stonar School and many independent schools in Bath.

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, Bristol and London Waterloo.

The World Heritage City of Bath is approximately 8 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 15 miles away.

Description

On entering the property, you are welcomed by a bright and inviting conservatory with access to a cloakroom and leading through to a spacious entrance hall with generous built-in storage. The dual aspect reception room provides a superb space for both entertaining and everyday living, enjoying delightful views. A well appointed kitchen/breakfast room features a range of fitted units, French doors opening directly onto the beautifully maintained garden.

Upstairs, the first floor offers a modern family bathroom and two comfortable double bedrooms, both with built-in storage. The top floor provides a charming, triple-aspect loft room, currently used as a bedroom but offering flexible accommodation as a home office, guest suite or additional living space.

Externally, the property is approached via a private driveway providing off street parking and leading to a detached garage with light and power, complemented by a useful garden shed to the rear.

The mature front garden provides a high degree of privacy, while the rear opens out to glorious countryside views across open fields, offering a truly idyllic outlook.

Offered with no onward chain, this is a must see home.

General Information

Services: We are advised that all mains services are connected with the exception of gas
Heating: LPG heating
Local Authority: Wiltshire Council
Council Tax Band: Band £2,793.91

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