



St James House

Upper South Wraxall

Bradford on Avon

BA15 2SE

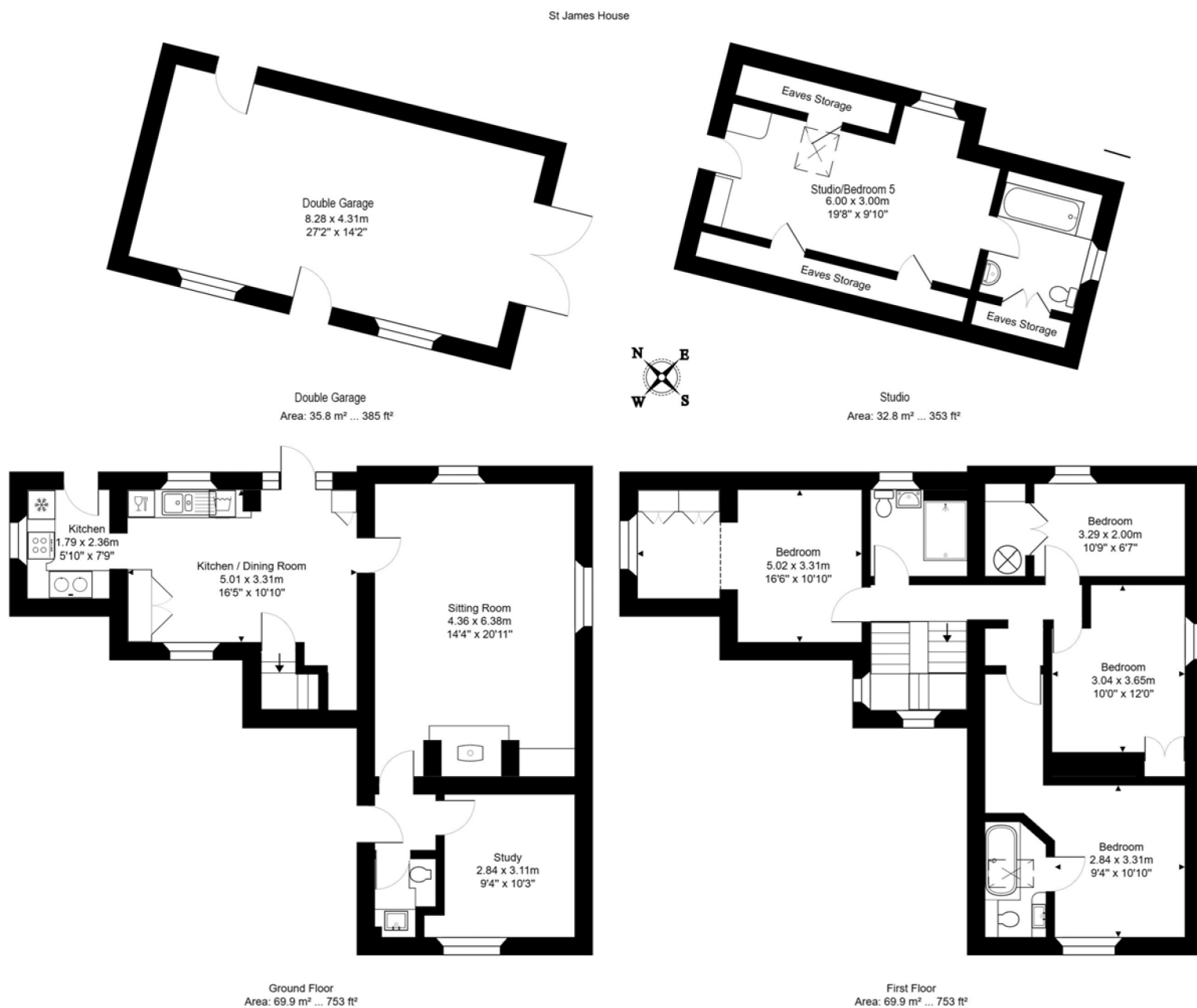
Situated in the heart of the village, a handsome, 4 bedroom, detached period property with retained features and the benefit of a separate studio/5th bedroom, double garage and delightful Cotswold stone walled garden.

Tenure: Freehold

**Offers in the region of
£1,095,000**

Property Features

- Detached stone period property (circa C17th)
- 4 bedrooms, 2.5 bathrooms
- Separate stone building housing garage, studio, bathroom
- Driveway parking
- Central village location
- Private enclosed garden
- Beautiful church and village views



Total Area: 172.7 m² ... 1859 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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Situation

The village of Upper South Wraxall is a most sought after location, lying approximately 3 miles from Bradford on Avon, 7 miles from Bath and with easy access to the M4 motorway with both junctions 17 and 18 only 15 miles away.

A selection of historic houses and private homes enjoy the spirit of a friendly village community, as well as the nationally awarded Longs Arms country pub, a haven for gourmandes.

The property, with views of St. James Church, is well situated for schools such as Stonar and other independents in Bath and surrounding areas. As well, excellent local primary schools are found in neighbouring villages including Monkton Farleigh, Broughton Gifford and Bradford on Avon and the village also lies within the catchment area of reputed St Laurence School in Bradford on Avon.

St James's House is particularly well situated for all countryside and outdoor pursuits, from horse riding, to cycling, dog-walking and golfing, with Cumberwell Golf Club in walking distance and Kingsdown Club close by.

Bradford on Avon, a charming market town with many facilities and amenities, hosts a range of independent shops and food stores, great public swimming pool, library, doctors and dental surgeries and not forgetting access to wonderful walks, rowing or boating along the River Avon from the Tithe Barn and the Kennet and Avon canal. A mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo sits in its heart, whilst the World Heritage City of Bath is approximately 7 miles distance and provides a full range of amenities with excellent shopping facilities. Also central and walkable from Bath's train station, is the home of Bath Rugby club, the infamous Theatre Royal, Thermae Spas, historic buildings, museums, cinema, numerous restaurants, and the popular mainline railway station provides direct access to London Paddington.

Description

St James's House is a delightful, detached, period property retaining its original charm and character. The accommodation is arranged over 2 floors and briefly comprises: entrance hall, study/snug and handy cloakroom, dual aspect sitting room with large inglenook fireplace dated from 1632 and inset woodburning stove. A well appointed kitchen/dining room with a range of units, granite work surfaces, including a separate cooking area with Rayburn, built-in double oven, drawer-fridge and electric hob, complimented with limestone flooring throughout and opening onto the garden with wonderful views of the lawn, borders and church beyond.

The first floor provides the principle character bedroom with the benefit of an ensuite bathroom, a further 3 bedrooms and family shower-room.

Externally, the Cotswold stone walled garden is idyllic, being predominantly laid to lawn with a paved seating area, mature trees, shrubs and planting, providing a special private space in the heart of the village with beautiful aspects of St. James's bell-tower.

To the front of the house, the gravelled driveway provides parking for 2/3 vehicles and leads to the garage (part of the detached stone building/barn) with double opening wooden doors accessing the double garage, offering windows and pedestrian doors to allow a light space and other access points. To the rear of the barn and accessed from the rear garden, is a stone staircase rising to versatile, ancillary living space including a bathroom, perfect for use as a Studio, 5th bedroom or home office. The overall building, subject to local consents, planning and investment etc. could make a fabulous separate independent cottage.

Cobb Farr highly recommend a viewing of this superb village property, in such a sought after area.

General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Oil fired central heating via Rayburn

Local Authority: Wiltshire Council

Council Tax Band: Band D - £2,285.93

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