





# The Embers

## Lower South Wraxall

### Bradford-on-Avon

#### BA15 2RS

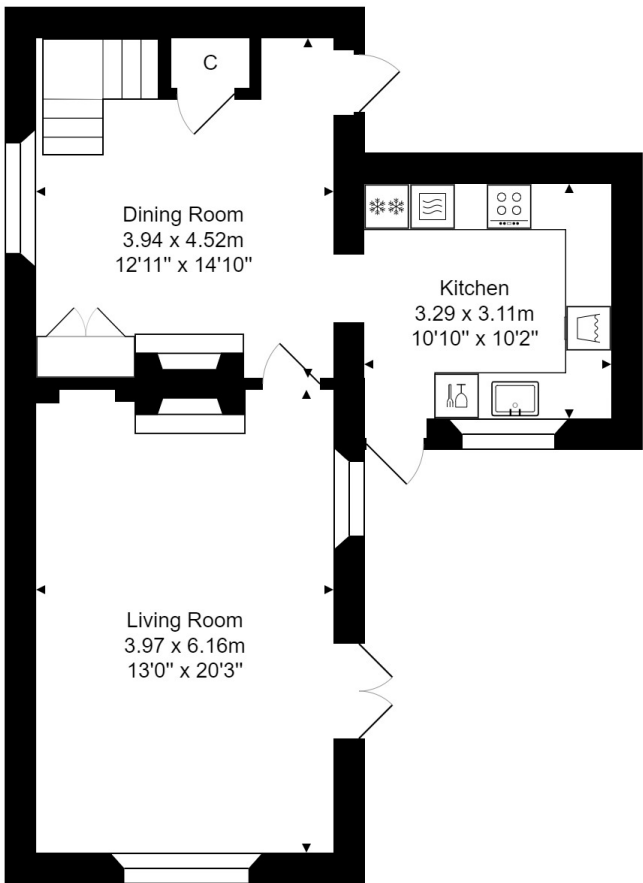
A charming 3 bedroom village cottage offered with character throughout and boasting spacious accommodation, bursting with light.

Property Features

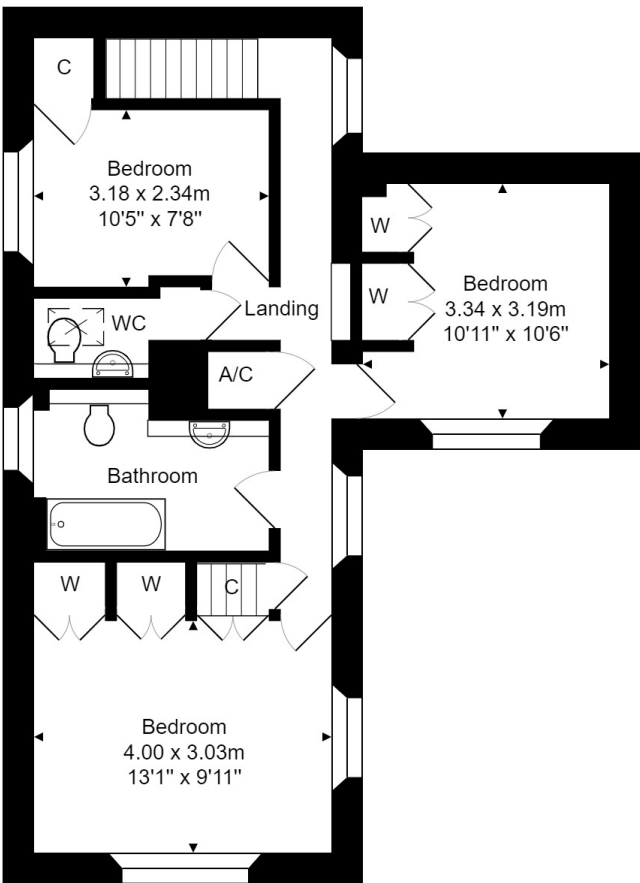
- 3 bedroom cottage
- Period property
- Spacious rooms
- Open fire
- No onwards chain

Tenure: Freehold

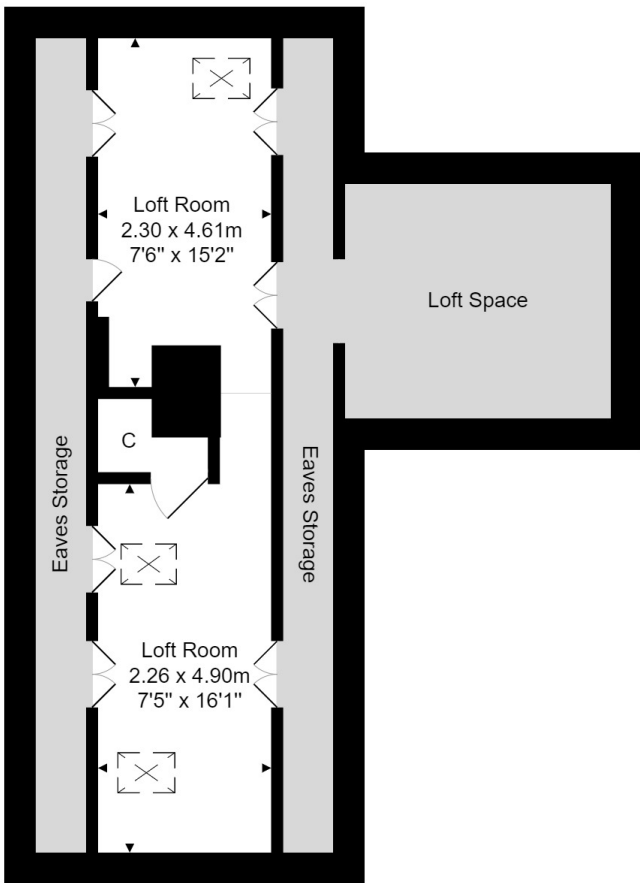
£575,000



Ground Floor  
Area: 55.4 m² ... 596 ft²



First Floor  
Area: 55.4 m² ... 596 ft²



Loft Space / Rooms

Total Ground and First Floor Area: (Excluding Loft Space / Room) 110.8 m² ... 1193 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
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# Accommodation

## Ground Floor

### Kitchen

With a range of floor and wall mounted wooden units, wooden work surface, Hotpoint induction hob, Belfast sink with mixer tap, mid-height double oven, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, front aspect stone mullion windows, stone window cill, panelled walls, downlighting, open to:-

### Dining Room

With stone mullioned window, 2 single panelled radiators, partially glazed door to garden, feature fireplace, built-in storage cupboard, understairs storage, exposed beams, stairs rising to first floor, doors to:-

### Sitting room

With open fire with stone surround, hearth and mantle, side aspect double glazed stone mullioned window, tiled window cill, front aspect stone mullion window, tiled window cill, double doors to garden, exposed painted beams.

## First Floor

### Landing

With exposed stone feature wall, 2 stone mullion windows, recessed bookshelving, exposed beam, downlighting, doors leading to bedrooms 1, 2, 3, bathroom and cloakroom, door and staircase to loft rooms, airing cupboard.

### Bedroom 1

With side aspect stone mullioned double glazed window, front aspect stone mullion window, stone window cill, antique style radiator, fitted wardrobes, exposed beam, downlighting.

### Bedroom 2

With front aspect stone mullion window, antique style radiator, built in wardrobes.

### Bedroom 3

With side aspect stone mullion window, slate window cill, antique style radiator, exposed painted beam, built-in wardrobe/storage.

### Bathroom

With bath having glazed shower screen, mixer tap and over head shower, tiled surround, low flush WC, fitted storage, vanity unit with inset wash hand basin and tiled splashback, side aspect windows, heated towel rail.

### Separate WC

With low flush SC, vanity unit having inset wash hand basin, tiled splashback, Velux window, heated towel rail, downlighting.

## Second Floor

### Loft Room

With 3 Velux windows, wood flooring, eaves storage, cupboard housing water tank, exposed beams, antique style radiator, double panelled radiator, exposed stone wall, spot lighting and exposed beams.

## Externally

### Garden

The garden is access via a gate set into a dry stone wall. A path leads through the lawned garden to the front door. There are raised flower borders with mature shrubs and perennials including climbing roses and wisteria.

There is, in addition, a paved area to the side door, oil tank and large storage shed.





## Situation

The village of Lower South Wraxall is a most sought after location, lying approximately 3 miles from Bradford on Avon. The village has an excellent community feel and just one field away from Upper South Wraxall 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, whilst the village 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

The Embers is a charming village cottage approached via an attractive stone frontage, drystone wall and lawned garden. The property enjoys a light and sunny aspect throughout due to the large south facing windows. Internally, upon entering the cottage you are welcomed into the kitchen which in turn leads to the dining room which is a great family space with a door directly out to the garden. The spacious sitting room provides added warmth with its open fire, for the summer months the sitting room boasts double doors opening onto the garden.

Upstairs the landing is full of character with a large exposed stone wall, each bedroom is double sized with storage space and both the cloakroom and bathroom have recently been renovated. There is access to the loft room and this versatile space could be used for an office space, hobby room or as easily accessible storage.

Outside the garden is mainly laid to lawn with raised stone beds filled with mature plants and shrubs. In addition, there is a spacious storage shed and oil tank.

## General Information

Services: We are advised that all mains services are connected with the exception of gas  
Heating: Oil fired central heating  
Local Authority: Wiltshire Council  
Council Tax Band: Band D – £2,079.01

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