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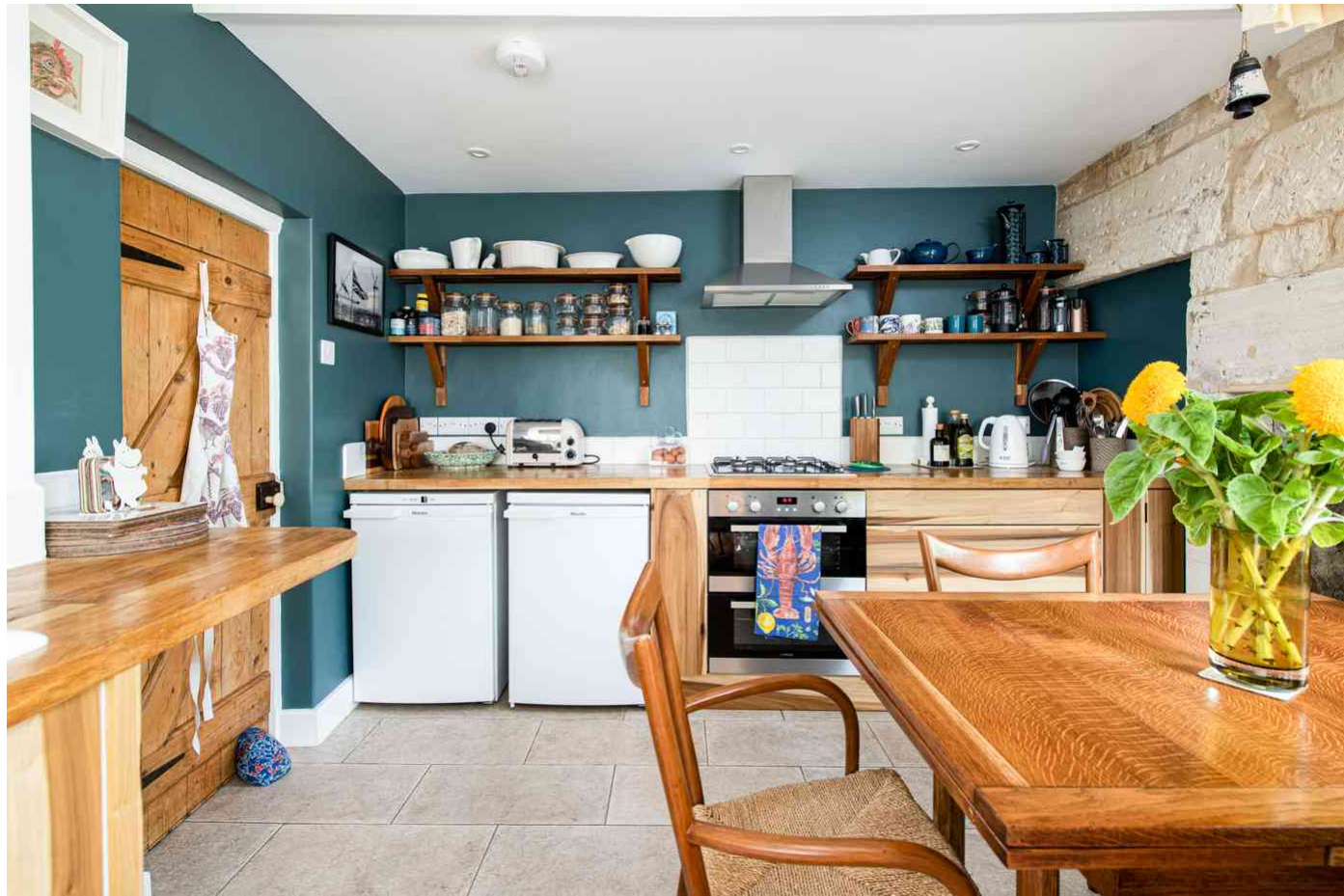
Bath & Bradford on Avon

Residential Sales



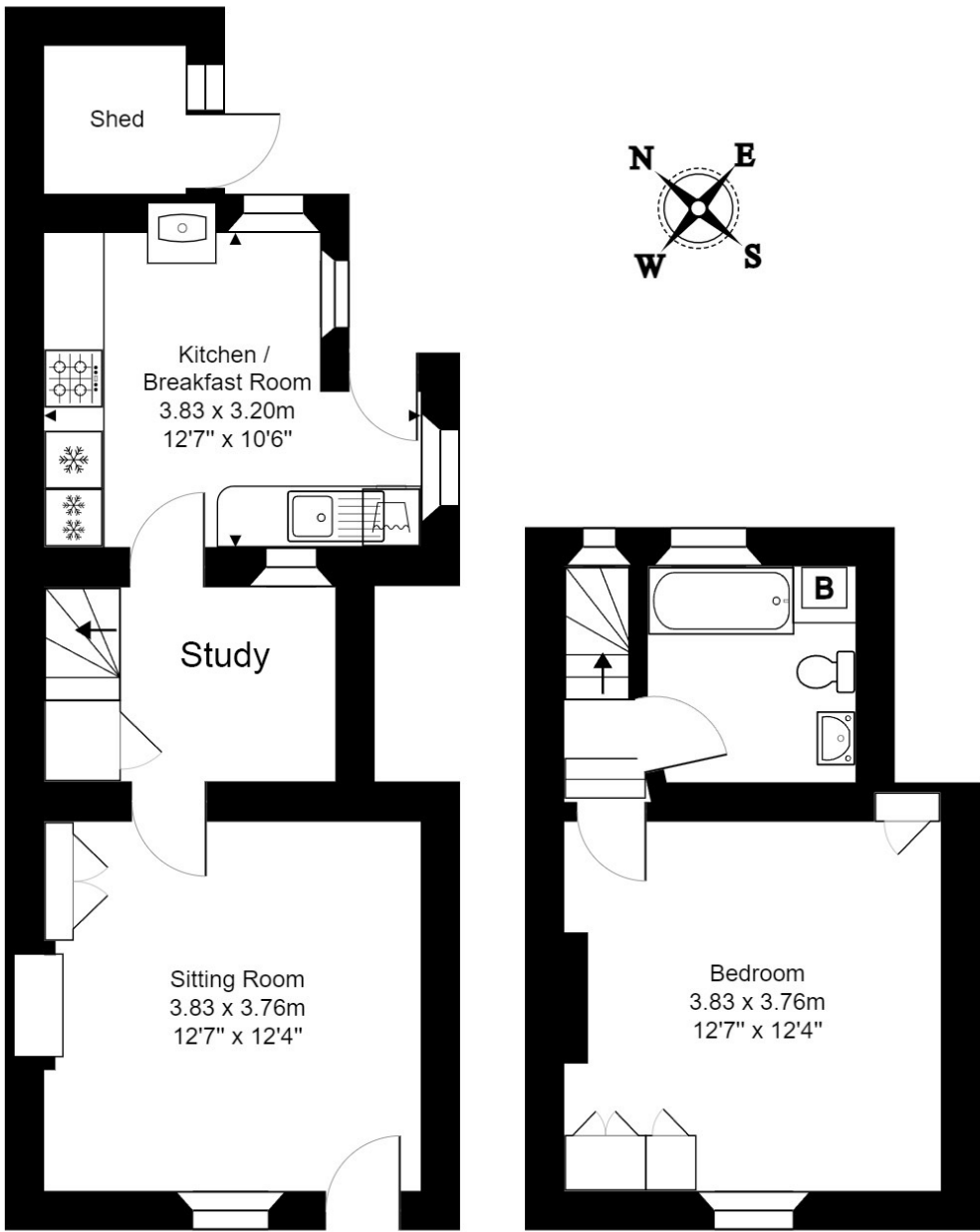
Bradford on Avon, Wiltshire







31 Trowbridge Road



Ground Floor  
Area: 33.7 m<sup>2</sup> ... 363 ft<sup>2</sup>

First Floor  
Area: 22.3 m<sup>2</sup> ... 240 ft<sup>2</sup>

Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup> (excluding shed)

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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31 Trowbridge Road  
Bradford-on-Avon  
BA15 1EE

A beautifully presented 1 bedroom character cottage tucked away in a quiet location with an idyllic mature garden and level walking into the heart of the town.

Tenure: Freehold

£310,000

# Situation

The property is situated approximately ½ mile from the town centre of Bradford on Avon and is positioned off of the Trowbridge Road.

The town of Bradford on Avon itself, which is charming, provides many amenities which include a library, swimming pool and railway station giving access to the city of Bath and other nearby towns including Trowbridge. Bradford on Avon also has a very good selection of individual and mainstream retail outlets.

The World Heritage City of Bath is approximately 6 miles distant and provides a much fuller range of retail outlets together with other amenities which include the Theatre Royal, Thermae Spa, cinema complex and Bath Spa mainline railway station giving access to London Paddington, Bristol and South Wales.

The property is also well placed for access to other surrounding towns which include; Frome, Warminster, Trowbridge and Chippenham.

# General Information

**Services:** We are advised that all mains services are connected  
**Heating:** Gas fired central heating  
**Council Tax Band:** Band B  
**Local Council:** Wiltshire Council

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# Description

31 Trowbridge Road is a beautiful and private 1 bedroom characterful cottage, conveniently placed close to the heart of the town, but tucked peacefully away in a quiet location. The cottage benefits from recent renovations, which include new windows and custom handmade kitchen units. You are welcomed through the spacious living room which features an open fireplace, and stylish parquet flooring. Continuing from the living room you enter the study which could be a versatile space for each individual's needs. Upon entering the kitchen/dining room, you will notice the smart design incorporating each space to its full potential. The splendid kitchen units are bespoke and deliver plenty of storage alongside the shelving above. For added warmth and atmosphere, the kitchen/dining room enjoys a multi fuel burning stove which provides much appreciated extra cosiness in the winter months. Upstairs the bathroom benefits from glorious garden views and the comfortable bedroom features original wood flooring, fitted wardrobes and is flooded with light.

Externally you are welcomed into an idyllic, peaceful and spacious garden, setting the scene of a traditional English country cottage garden providing a sanctuary for nature all year round. An abundance of mature flowers greets you, including variations of dahlias, lavender, verberna and a fig tree to name a few. To the rear of the garden is a quiet seating area also ideal for entertaining friends and family. The property also boasts a stone garden potting shed, plus a further brick storage shed.

Agents note:

The red brick outbuilding in the garden also has storage for the 3 neighboring cottages who have right of access across the garden to access this storage facility.

# Accommodation

## Ground Floor

Stone steps leading to oak front door leading to: –

### Living Room

Front aspect sash window with window seat, open stone fireplace, wooden mantle, recessed storage cupboard, wooden parquet flooring, antique style radiator, concealed electric consumer unit with door leading to: –

### Study

Rear aspect window into kitchen, stone flooring, antique style radiator, downlighting, under stairs cupboard, stairs up and rising, door leading to: –

### Kitchen/Dinner

Tulip wood handmade bespoke kitchen units, wooden work surfaces, shelving units, lamona double oven, gas hob, overhead extractor fan, ceramic 1 ½ bowl sink with drainer and mixer taps, space for washing machine, space for fridge and freezer, multi fuel burning stove with stone fireplace, side and rear aspect double glazed windows, antique style radiator, stone flooring and stable door leading to the garden.

## First Floor

### Landing

Rear aspect window exposed painted beam and doors leading to the bedroom and bathroom.

### Bedroom

Front aspect sash window, built in handmade bespoke cherry wood wardrobe, recessed storage cupboard, antique style radiator, front aspect sash window, feature stone fireplace, original wood flooring, exposed beam, loft hatch.

### Bathroom

Paneled bath with chrome telephone style mixer tap, tiled splash back, rear aspect window, low flush WC, wash hand basin with tiled splash back, antique style radiator incorporating towel rail, concealed ideal gas combi boiler and tiled flooring.

## Externally

### Large Rear Garden

Beautiful mature cottage planting providing a sanctuary for nature all year round including many variations of dahlias, lavender, fig tree and plenty of space for growing vegetables. There is a stone potting shed with latch door and glazed window to the side providing outside storage, further brick store and a path leads to the rear of the neighboring cottage with access out to the front.

