



Dormer Cottage

Upper South Wraxall

BA15 2SG

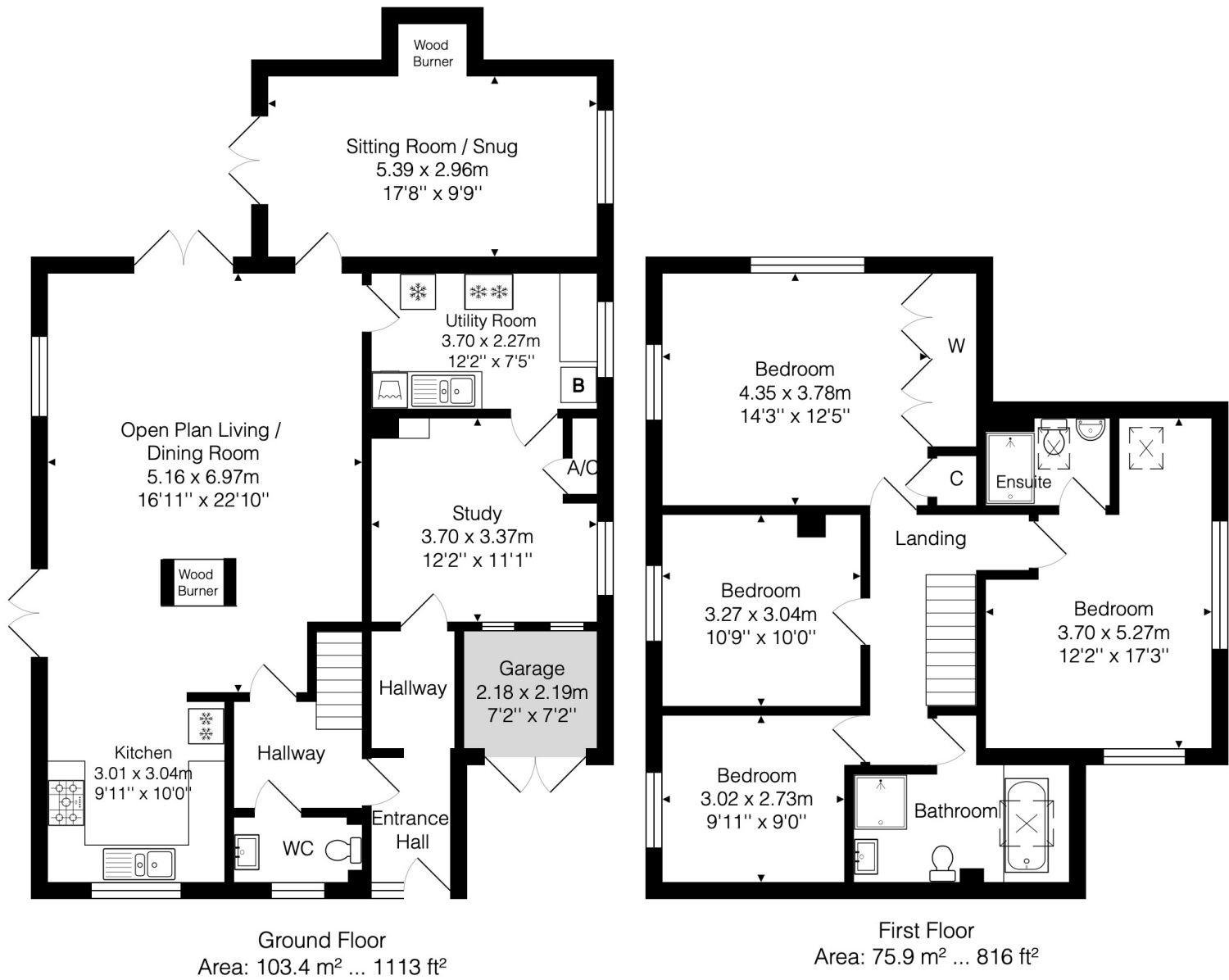
An attractive, detached stone built property comprising 4 bedrooms, 3 reception rooms, ample off street parking and private garden.

Tenure: Freehold

£750,000

Property Features

- 4 bedrooms
- En suite facilities
- Open plan kitchen/dining/living room
- 2 Further reception rooms
- Private, level garden
- Parking and store
- School bus to St Laurence



Total Area: 179.2 m² ... 1929 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

Entrance Hall

Accessed via a partially glazed front door with front aspect window, tiled flooring, underfloor heating, cupboard housing electric consumer unit, recessed area with hanging space, downlighting, partially glazed door to Inner Hall, door to Study/Reception 3.

Inner Hallway

With stairs rising to first floor, wood flooring, radiator, doors to cloakroom and open plan Kitchen/Diner/Reception Room.

Cloakroom

With WC, vanity unit having inset wash hand basin and mixer tap, ladder style radiator, tiled flooring, front aspect obscure glazed window.

Open Plan Kitchen/Diner/Living Room

Kitchen Area

With a range of cream painted floor units having wooden work surface area incorporating 1½ bowl ceramic sink and drainer with swan neck tap, tiled splashback, front aspect window, Rangemaster electric cooker with extractor over, space and plumbing for dishwasher, space for fridge/freezer, wood flooring.

Living/Dining Area

Being dual aspect to side and rear with French doors to the garden and side aspect window, central partially tiled chimney breast with inset double sided woodburning stove and stone hearth, radiator, coving, door to:-

Sitting Room/Snug

Being dual aspect to both sides with French doors to the terrace and picture window, wood flooring, radiator, wall lights, fireplace with inset woodburning stove, slate hearth and feature oak beam over.

Utility Room

With side aspect window, range of floor and wall mounted units having worksurface area incorporating 1½ bowl stainless steel sink and drainer, tiled splashback, space and plumbing for washing machine, space for tumble dryer, side aspect window, oil fired boiler providing domestic hot water and central heating, tiled flooring, access to loft space, downlighting.

Study/Reception 3

With side aspect window, recessed shelving and cupboards, downlighting, radiator, door to entrance hall.

First Floor

Landing

With downlighting, exposed and painted floorboards, doors to bedrooms 1, 2, 3, 4 and family bathroom.

Bedroom 1

With front and side aspect Velux windows, radiator, door to:-

En Suite Shower Room

With WC, wash hand basin, tiled splashback, walk-in shower cubicle with sliding glazed door, partially tiled walls and chrome shower fitments, Velux window, downlighting, ladder style radiator, tiled floor.

Bedroom 2

Being dual aspect to side and rear, radiator, wardrobes with hanging rail and shelves.

Bedroom 3

With rear aspect window, radiator, exposed painted floorboards,

Bedroom 4

With rear aspect window, radiator, exposed and painted floorboards, access to loft space, recessed shelving.

Bathroom

With WC, vanity unit having inset wash hand basin, shower cubicle with sliding door, tiled walls, rain forest style showerhead and handheld shower attachment, panelled bath, Velux window, front aspect obscure glazed window, tiled flooring, ladder style radiator, downlighting.

Externally

Garden and Parking

The property benefits from parking for a number of cars in front of the garage with doors opening to an excellent storage area. A side gate leads to an attractive level lawned garden with large terrace area and mature planting ensuring the garden is private.



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, 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

Dormer Cottage is an attractive detached property bordered by low level dry stone walling and positioned within the popular village of Upper South Wraxall.

The property offers parking for a number of vehicles and benefits from excellent external storage area. A side gate opens into the predominantly level lawned garden with mature planting including lavender, roses and an apple tree. A private terrace benefits from the afternoon and evening sun and is ideal for alfresco dining. In addition, there is a large garden shed and log store, formerly an outhouse.

The property has a light and airy feel throughout with accommodation flowing nicely through the ground floor.

The entrance hall gives access to the cloakroom and a fantastic open plan kitchen/dining/living room with a range of units and double sided woodburning stove creating a central focal point. The formal sitting room enjoys a dual aspect with French doors opening to the garden and a further woodburning stove. Reception 3 is currently used as a study but depending on requirements would be ideal for a playroom. In addition, the ground floor provides a useful utility room.

The first floor provides 4 double bedrooms, the main enjoying a dual aspect with view across open fields and an en suite shower room. The luxury family bathroom has a separate shower and Velux window.

General Information

Services: We are advised that all mains services are connected.
Heating: Oil fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band F – £3,003.01

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