



# 3a Belcombe Place Bradford-on-Avon BA15 1NA

Boasting some of the most exceptional views across the whole of Bradford on Avon, this 5 bedroom family home offers comfortable accommodation split over 3 floors.

## Property Features

- 5 Bedrooms
- Elevated position with picturesque views
- En Suite facilities
- Off road parking for 2/3 vehicles
- No Onward Chain
- Prime town location

Offers in Excess of

Tenure: Freehold

**£900,000**

3a Belcombe Place



Total Area: 221.0 m<sup>2</sup> ... 2379 ft<sup>2</sup>

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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# Accommodation

## Ground Floor

### Entrance Hall

Accessed via partially glazed oak front door with front aspect corner window, hardwood flooring, storage cupboards, radiator.

### Living Room

With glazed door to hall, front aspect window, radiator, feature fireplace, glazed door to:-

### Dining Room

With tiled flooring, dual aspect having side aspect window and French doors to decking, radiator, open arch to:-

### Kitchen

With glazed door from hall, tiled flooring, range of floor and wall mounted units, Island workspace, gas hob, oven, extractor, space for white goods, door to rear garden.

### Utility

With laminate flooring, 2 rear aspect windows, worktop space, space for white goods.

### Cloakroom

With WC, wash hand basin, laminate flooring, radiator, rear aspect window.

### Bedroom 1

With radiator, front aspect window, access to:-

### En Suite

With ceramic tile flooring, double width shower, partially tiled walls, WC, wash hand basin, heated towel rail, side aspect window.

### Bedroom 2

A double room with radiator, rear aspect window.

## Lower Ground Floor

### Hallway

With radiator, side aspect window, door to:-

### Reception Room/ Bedroom 5

Being dual aspect to front and side, radiator, door to:-

### Dressing Room

With radiator, hardwood flooring, fuse box, understairs storage cupboard.

## First Floor

### Landing

With 2 front aspect Velux windows, spacious eaves storage cupboards, 2 radiators.

### Bedroom 3

Being dual aspect with Velux windows, eaves storage, radiator.

### Bedroom 4

Being dual aspect with Velux windows, eaves storage, radiator.

### Family Bathroom

With laminate flooring, WC, wash hand basin, bath with shower over, tiled wall, heated towel rail, Velux window.

## Externally

### Garden and Parking

The property benefits from off street parking for 2-3 vehicles.

The attractive gardens surround the house with lawn, mature shrubs and various seating areas to enjoy the perfect views.



## Situation

Belcombe Place is situated on the northern slopes of the town enjoying enviable views towards Salisbury Plain.

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 and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 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 16 miles away.

## Description

Ideally located for easy access to Bradford on Avon town center, while still being only a stones throw from countryside walks, Belcombe Place offers a panoramic vista across the town and beyond.

Originally a bungalow, the home now is split across 3 levels, each providing tremendous space and versatility. Wide steps lead up from road level to the ground floor, which is fronted by a south facing decking/seating area to enjoy the impeccable views beyond.

The ground floor accommodation briefly comprises of entrance hall with ample storage cupboards, a spacious family room with a tremendous view of the town through the large window, leading through to the open plan, well equipped kitchen/ diner and the spacious utility room. Bedroom 1 with en suite is located just off the hallway, with another double bedroom and cloakroom on the ground floor.

Downstairs hosts a versatile room, currently utilized as another reception space with expansive storage/ office space, it could very well become a bedroom with walk in wardrobe and en suite, offering tremendous potential.

The first floor boasts a landing big enough to be its own reception room, with ample storage, a modern family bathroom and two further dual aspect double bedrooms.

Externally, the home has three beautiful gardens, laid to lawn and with mature shrubs, poised to capture the sun and views at every point of the day.

## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band E - £2,976.24

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