



Nash House

Ashley Lane

Winsley

BA15 2HR

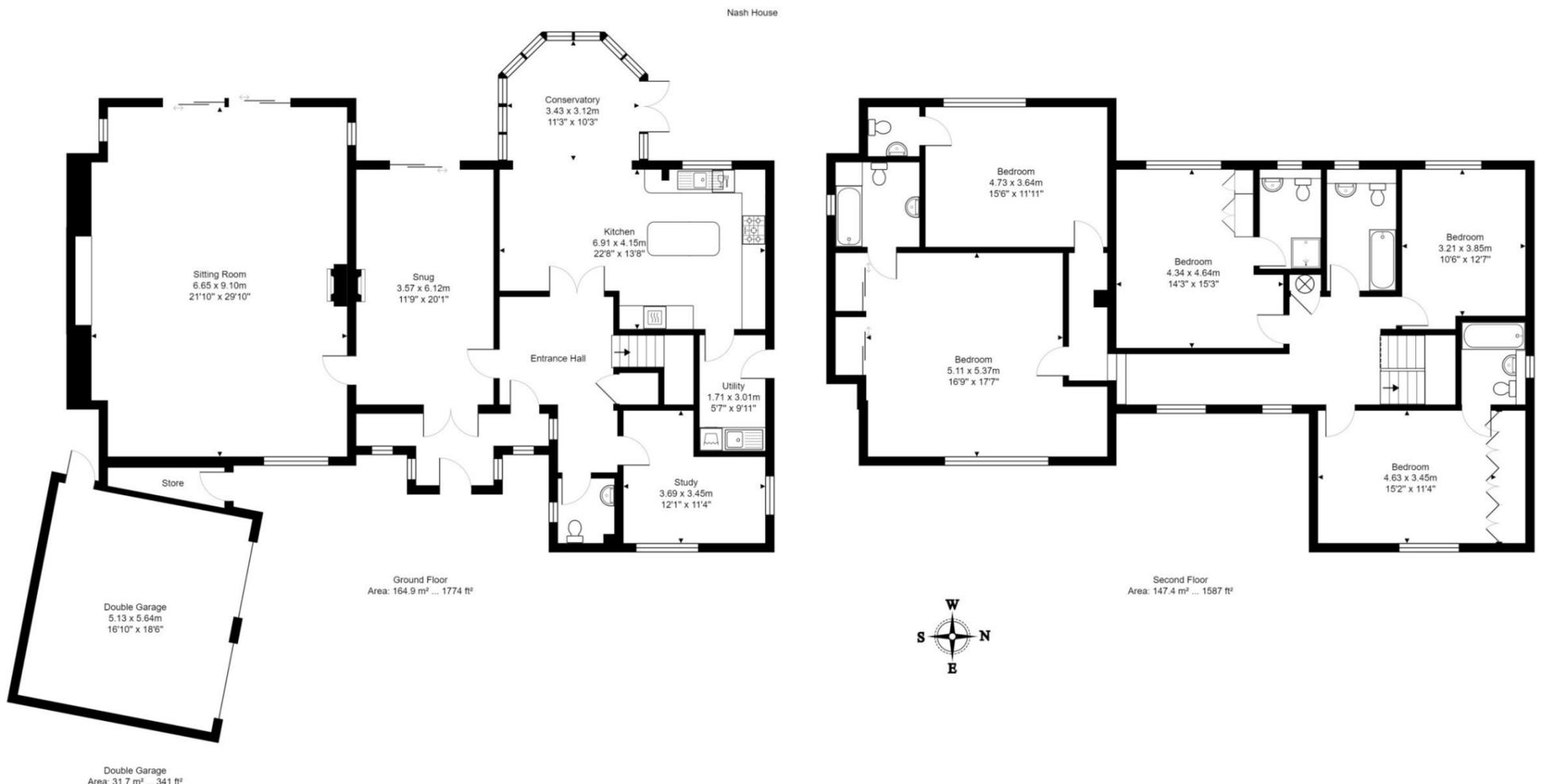
Nestled away in a secluded setting in the desirable village of Winsley, Nash House is a substantial, individually built, 5 bedroom, elegant home, set over 3000sqft and in private, mature gardens.

Tenure: Freehold

£1,200,000

Property Features

- Detached family home
- 5 Bedroom
- 4 Bathrooms
- Mature, fully private gardens
- Impressive 650sqft reception room
- Double garage with ample driveway parking
- Idyllic village location



Total Area: 312.3 m² ... 3361 ft² (excluding double garage, store)

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

Stained glass front door, leading to:-

Porch

With tiled flooring, radiator, front aspect windows, glazed doors leading to snug and:-

Entrance Hall

With radiator, understairs storage cupboard.

Cloakroom

With WC, wash hand basin, radiator, front aspect window.

Study

With dual aspect windows, radiator.

Snug

With 2 radiators, fireplace with inset gas fire, glazed sliding doors to patio, door to:-

Sitting Room

Being dual aspect with front aspect window and 2 sets of glazed sliding doors to rear garden windows, 3 radiators, built-in bookcase, fireplace having inset gas fire.

Kitchen

With tiled flooring, a range of floor and wall mounted units having granite work tops incorporating sink with mixer tap and scored drainer, central island with further storage, double width Rangemaster oven with induction hob and extractor over, built-in dishwasher, open to:-

Conservatory/Dining Area

Being fully glazed with tiled flooring, French doors to patio, radiator.

First Floor

Landing

With access to all bedrooms and family bathroom, radiator, airing cupboard, front aspect window.

Principle Bedroom

With front aspect windows, radiator, range of built-in wardrobes, door to:-

En Suite 1

with side aspect window, tiled walls, tiled flooring, WC, wash hand basin, bath with shower attachment., heated towel rail.

Bedroom 2

With rear aspect window, radiator, range of built-in wardrobes, door to:-

En suite 2

with shower, wash hand basin, WC, rear aspect window, heated towel rail.

Bedroom 3

With front aspect window, radiator, range of built-in wardrobes, door to:-

En Suite 3

With WC, wash hand basin, bath with shower over, heated towel rail, side aspect window

Bedroom 4

With rear aspect window, radiator.

En Suite 4

With WC, wash hand basin, heated towel rail.

Bedroom 5

with radiator, rear aspect window.

Family Bathroom

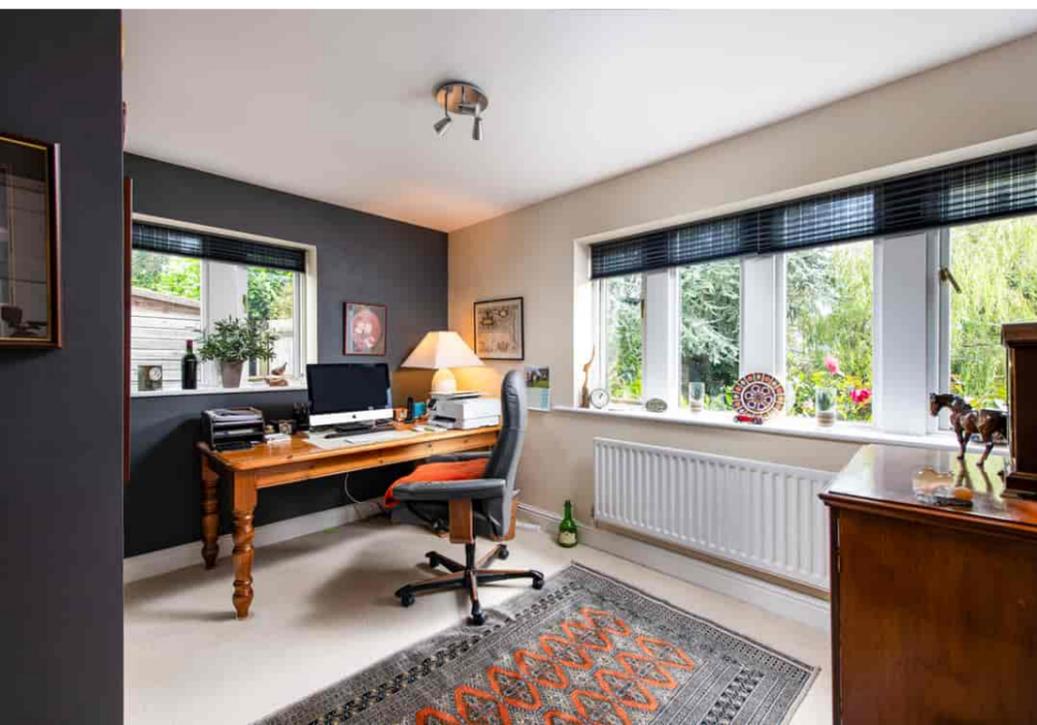
With rear aspect window, heated towel rail, WC, wash hand basin, bath with shower over, part tiled walls, part wood panelled walls.

Externally

Garden, Garage and Parking

The property is approached via a brick block driveway providing off street parking for several vehicles and leading to the double garage with up and over doors and pedestrian door to the rear giving access to the garden.

The garden is a delightful space and predominantly laid to level lawn with paved patio mature shrubs, trees and planting. In addition there is a feature pond and raised vegetable beds.



Situation

The village of Winsley is a most sought after location, lying just half a mile from the outskirts of Bradford on Avon. The village boasts many amenities including The Seven Stars Public House, Hartley Farm shop and café and Winsley Health Centre. There is also a primary school and a pre-school.

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. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurance 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

This stunning 5 bedroom, custom-built home offers a wealth of space and charm, surrounded by meticulously maintained gardens. With over 3,000 square feet spread across two floors, this residence is designed for comfortable living and versatility.

Upon entry, a bright porch welcomes you into a spacious reception hall, featuring glazed doors that lead to the main living areas. The ground floor includes a convenient cloakroom, a dual-aspect study, and a generous snug with access to the garden. The expansive main reception room, measuring over 650 square feet, serves as an ideal gathering space. The open-plan kitchen flows seamlessly into the dining room and conservatory, complemented by a practical utility room tucked behind.

The first floor features a spacious landing that leads to five double bedrooms. The principal bedroom is a luxurious retreat, boasting nearly 300 square feet of space and an adjoining en suite. There are four additional bathrooms upstairs, three of which are en suites, ensuring comfort for family and guests alike.

Externally, the property is enhanced by a beautifully private garden, framed by tall, manicured hedges. A double garage adds to the convenience, along with ample off-street parking.

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 G – £4058.52

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