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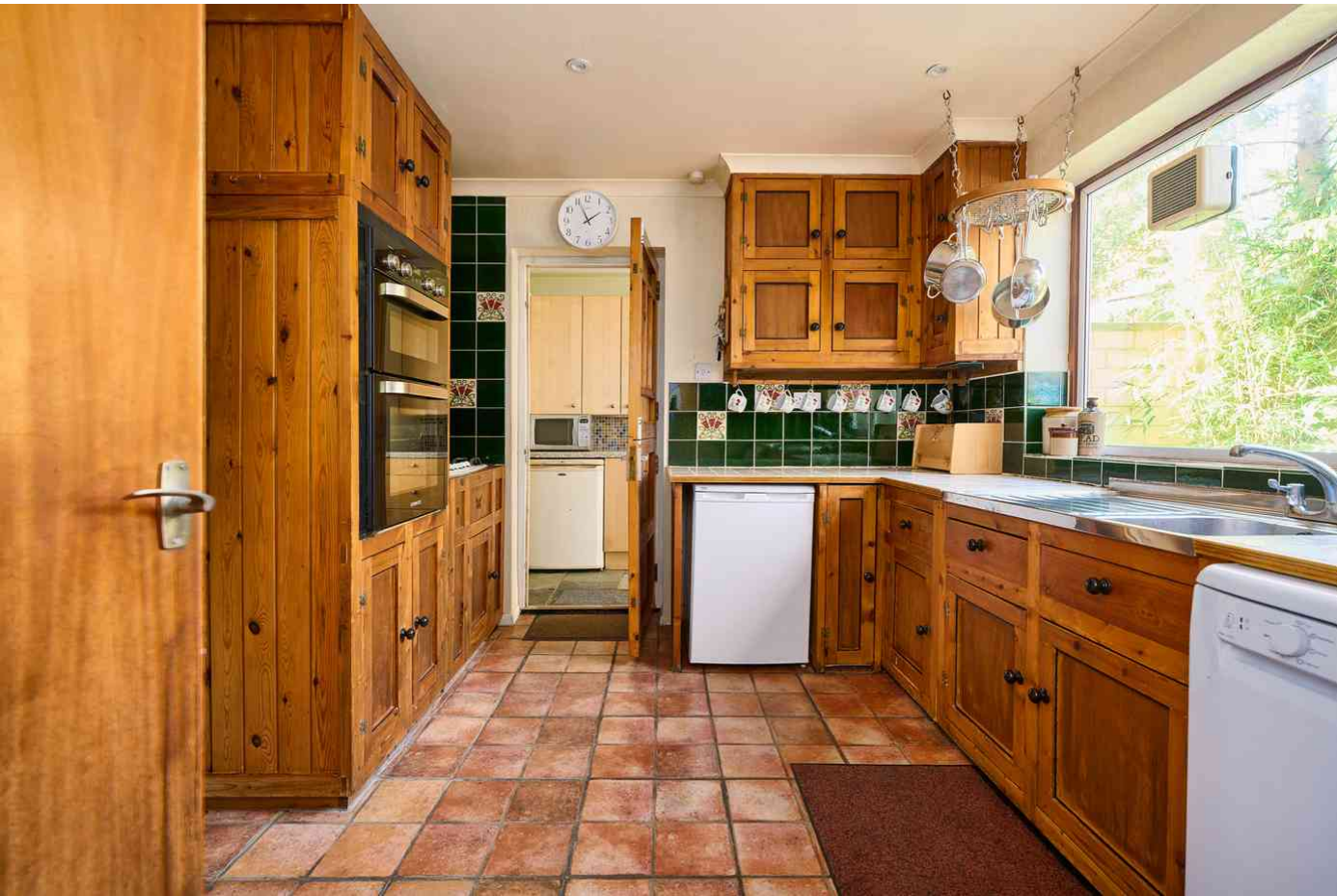
Bath & Bradford on Avon

Residential Sales



28 The Pastures, Lower Westwood







Floor Plan



28 The Pastures, Lower Westwood, BA15 2BH



Total Area  
(incl Garage)  
approx  
138 Sqm  
1485 Sqft

28 The Pastures  
Lower Westwood  
BA15 2BH

Enjoying a picturesque setting with far reaching views across the surrounding countryside, this detached 4 bedroom family home presents an exciting opportunity for modernisation. Offered to the market with no onward chain.

Tenure: Freehold

£475,000

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

# Situation

28 The Pastures is situated in the Wiltshire village of Lower Westwood. The village benefits from a Post Office/convenience store, Westwood with Iford Primary School, The New Inn pub and St Mary the Virgin parish church. The surrounding countryside provides stunning walks which include strolls along the River Avon and Kennet and Avon canals.

The village is also well positioned for access to surrounding towns, which include), Bradford on Avon (approx. 2 miles) and Trowbridge (approx. 3 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. miles 8) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 16 miles and access to the M3 via the A303 is also easily reached.

# 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 D – £2,355.54

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# Description

Set in a quiet cul-de-sac within the sought after village of Lower Westwood, this 4 bedroom detached home enjoys breathtaking countryside views and offers a wealth of potential. With generous accommodation throughout and the opportunity for modernisation, it presents the perfect canvas for a family home. The property is offered to the market with no onward chain, making it an exciting prospect for buyers looking to create something special.

The ground floor welcomes you with a spacious entrance hall and a convenient cloakroom. 2 flexible reception rooms offer excellent versatility, the dining room features a glass divide to the adjoining living room, creating a bright and connected feel throughout. The living room enjoys views over the garden with a side door opening directly onto the patio for seamless indoor/outdoor living.

The kitchen provides ample storage with a range of floor and wall mounted units, as well as additional pantry and understairs storage. There is also a practical utility room, offering further storage, appliance space and access to both the garden and the integral garage.

Upstairs the property features 4 well proportioned bedrooms, the principal room is currently arranged as an additional reception space. A family bathroom with a walk-in shower and an airing cupboard completes the first floor accommodation.

Externally, the home offers driveway parking for two vehicles which leads to the integral single garage, a mature front garden and a generous rear garden surrounded by established trees and greenery for added privacy. The outside space perfectly complements the tranquil rural setting and impressive countryside outlook.

With fantastic potential to modernise and personalise, this wonderful home is a rare find in a highly desirable village location and an opportunity not to be missed.

# Accommodation

## Ground Floor

### Entrance Hall

Accessed via partially glazed front door with front aspect window, radiator, stairs rising to first floor.

### Cloakroom

With WC, wash hand basin, wall mounted shelving, internal window to garage.

### Dining Room

With radiator, front aspect window, glass partition to living room, built-in shelving/ storage.

### Living Room

With rear aspect window, glazed door to garden, radiator.

### Kitchen

With tile effect flooring, rear aspect window, a range of floor and wall mounted units having tiled work surface area incorporating stainless steel sink having mixer tap and drainer, space for white goods, eye-level oven and microwave/grill, 5-ring gas hob, gas fired boiler providing domestic hot water and central heating, understairs storage, pantry cupboard.

### Utility

With slate tiled flooring, range of floor and wall mounted units, space and plumbing for washing machine, space for tumble dryer, space for undercounter fridge, rear door to garden, internal door to garage.

## First Floor

### Landing

With access to loft space.

### Bedroom 1 (currently used as a reception room)

With front aspect window, radiator, fireplace having inset gas fire, shelving.

### Bedroom 2

With rear aspect window, radiator, built-in wardrobes.

### Bedroom 3

With front aspect window, radiator, built-in wardrobes.

### Bedroom 4

With rear aspect window, radiator.

### Bathroom

With walk-in shower, airing cupboard, side aspect window, laminate flooring, WC, wash hand basin, heated towel rail.

## Externally

### Garage, Parking and Garden

The home offers driveway parking for 2 vehicles which leads to the integral single garage. There is a gravelled front garden mature planting and an easy-to-maintain rear garden with established trees and shrubbery for added privacy.

