





St James House  
Upper South Wraxall  
Bradford on Avon  
BA15 2SE

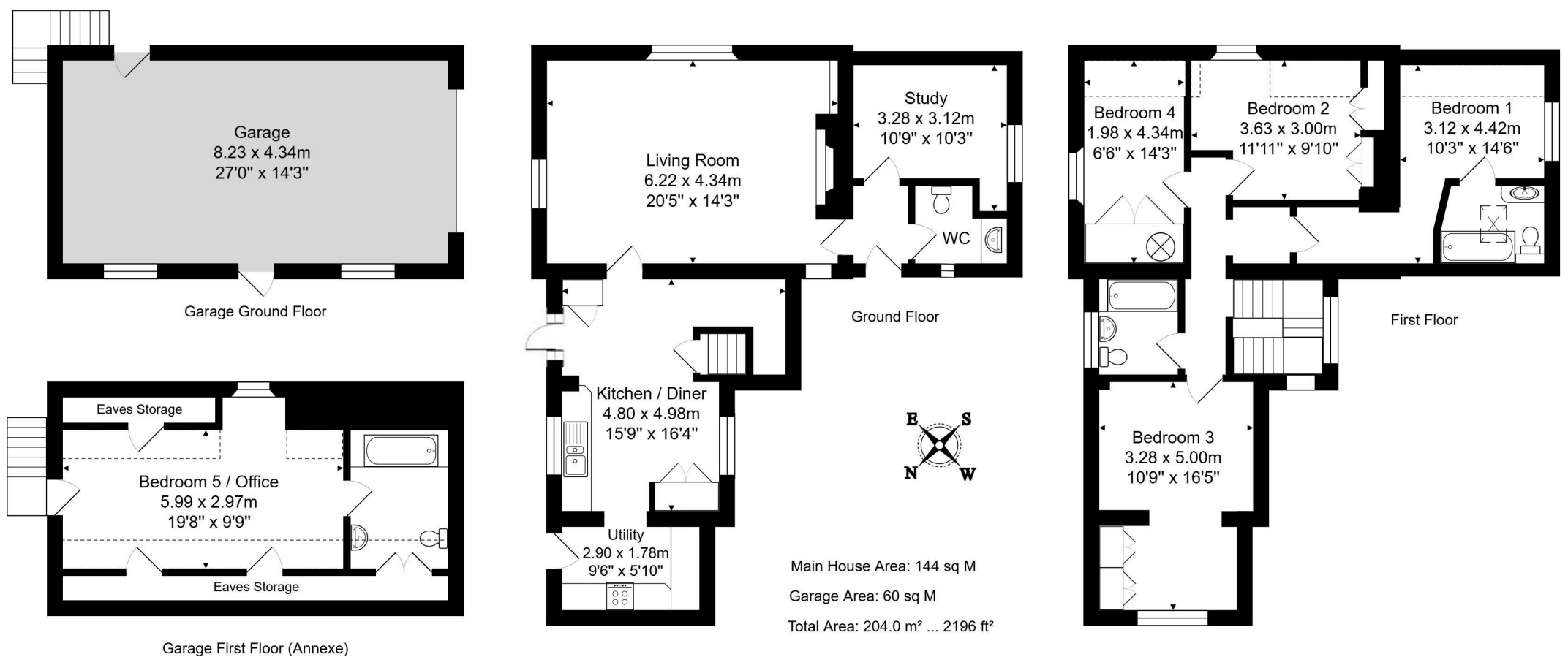
Situated in the heart of the village, a handsome, 4 bedroom, detached period property with many retained features plus the benefit of a separate annex, garage and delightful, private garden.

Tenure: Freehold

**£1,150,000**

### Property Features

- Detached period property
- 4 bedrooms
- Separate annex
- Barn/garage building
- Driveway parking
- Original features throughout
- Private garden
- Excellent village location



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.

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## 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 Grade I listed Manor House originally owned by Walter Long, the eponymous 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. The village also 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.

St James' House is particularly well situated for countryside pursuits including gentle strolls, hiking, cycling and horse riding. Kingsdown & Cumberwell Golf Clubs are also close by.

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

St James's House is a delightful, detached, period property retaining much of its original charm and character. The accommodation is arranged over 2 floors and briefly comprises; entrance hall, dual aspect sitting room with inglenook fireplace and inset woodburning stove, well appointed kitchen/dining room with a range of units, granite worksurfaces, Rayburn, built-in double oven, electric hob and limestone flooring leading to the utility room. The kitchen and the utility room both open onto the garden and the sitting room has a wonderful view of the church. The ground floor accommodation is completed with a study/snug and a handy cloakroom.

The first floor provides 4 bedrooms, the principle having the benefit of and en suite bathroom, and the family bathroom.

Externally, the walled garden is wonderful, being predominantly laid to level lawn with paved seating area, mature trees, shrubs and planting, it is tranquil, private space with a pleasant aspect overlooking the church.

The gravelled driveway provides parking for 2/3 vehicles and leads to the detached stone built barn/garage building with double opening doors, windows and 2 pedestrian doors. To the rear of the barn, accessed from the rear garden, there is a stone staircase rising to versatile, ancillary living space and bathroom, perfect for use as an annex to home office.

Cobb Farr highly recommend a viewing of this superb village property which is offered with no onward chain.

## General Information

Services: We are advised that all mains services are connected with the exception of gas  
Heating: Oil fired central heating via Rayburn  
Local Authority: Wiltshire Council  
Council Tax Band: Band D – £2,285.93

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