





# 16 Coppice Hill Bradford on Avon BA15 1JT

Oozing with period charm, this exceptionally well presented 3 bedroom cottage is situated in an almost hidden location in the heart of the town. The accommodation is arranged over 3 floors affording rooftop views across the town, whilst the west facing courtyard garden is an ideal spot for al fresco dining.

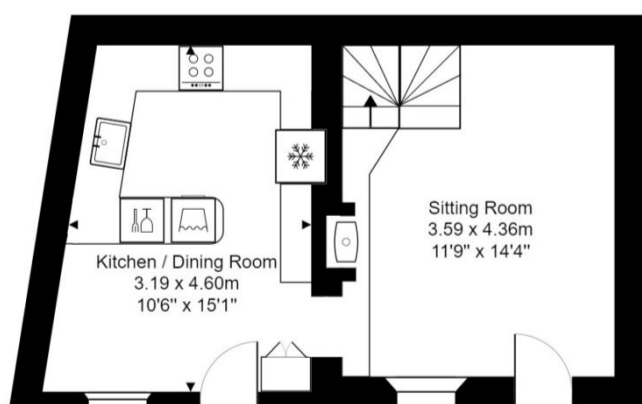
Tenure: Freehold

**£575,000**

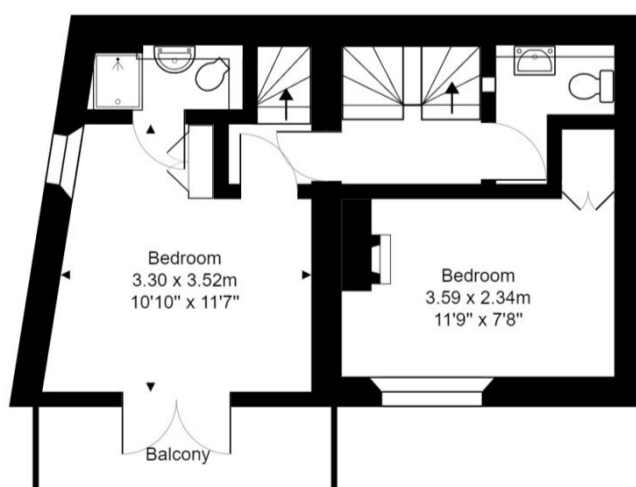
## Property Features

- Beautifully presented period property
- 3 double bedrooms
- 2 Ensuites
- Period features throughout
- Private courtyard garden and balcony affording roof top viewings
- Central yet tucked away position

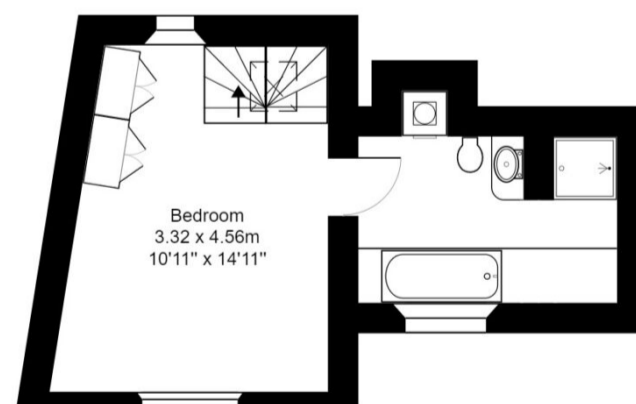
16 Coppice Hill



Ground Floor  
Area: 32.0 m<sup>2</sup> ... 344 ft<sup>2</sup>



First Floor  
Area: 31.9 m<sup>2</sup> ... 343 ft<sup>2</sup>



Second Floor  
Area: 23.8 m<sup>2</sup> ... 256 ft<sup>2</sup>

Total Area: 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup> (excluding balcony)

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

### Kitchen/Dining Room

Accessed via a glazed door with limestone tiled flooring, underfloor heating, downlighting, a range of floor and wall mounted units having granite work surface areas incorporating Belfast sink with mixer tap and separate drinking water feed, granite upstand, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, AEG oven, ceramic hob with extractor over, water softener, front aspect window, 2 rear aspect obscure glazed windows.

### Living Room

with limestone fireplace having inset multi-fuel stove, limestone tiled hearth and stone mantel, exposed ceiling timbers, exposed and painted stone walls, wood flooring, glazed door, double panelled radiator, downlighting, built-in corner cupboards, understairs cupboard, secure entry phone point, stairs rising to:-

## First Floor

### Cloakroom

with part tiled walls, low flush WC, vanity unit with inset wash hand basin with mixer tap, water heated towel rail, shelving, extractor fan.

### Bedroom 3

with 2 front aspect windows, window seat, built-in wardrobes, exposed ceiling timbers, exposed stone work, feature stone fireplace, wood flooring, downlighting.

### Bedroom 2

with double opening French doors leading to the balcony, side aspect window with wooden shutters, built-in wardrobes, wood flooring, downlighting door to:-

### En Suite Shower Room

With low flush WC, vanity unit with inset wash hand basin and mixer tap, stone tiled shower with wall mounted shower unit, extractor fan, part tiled walls, tiled flooring, water heated towel rail.

## Second Floor

### Bedroom 1

A light and spacious room with front aspect window and rear aspect obscure glazed window, range of built-in wardrobes, wood flooring, access to loft storage space via ladder, downlighting door to:-

### Luxurious en suite bathroom

with walk in double shower and large bath with views over the rooftops, low flush WC with concealed cistern, vanity unit with marble plinth with inset wash hand basin and mixer tap, extractor fan, built-in cupboard, water heated towel rail, tiled flooring, underfloor heating, LED ambiance lighting, downlighting, exposed timbers, front aspect window.

# Externally

## Courtyard Garden

The property is approached via a secure, shared pathway which leads to a wrought iron gate giving access to the private courtyard garden with metal bicycle shed and covered woodstore with drawers for gardening implements below.

The west facing courtyard is predominantly paved with raised borders and mature shrub planting. The garden is well enclosed by stone walling and timber fencing giving a high degree of privacy and creating an idyllic space for enjoying the sun and al fresco dining.





## Situation

No. 16 Coppice Hill is situated in a quiet, "tucked away" position in the heart of Bradford on Avon.

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

16 Coppice Hill has been sensitively refurbished to an extremely high standard, preserving the atmosphere and features of the period cottage, whilst providing all the comforts and convenience of a contemporary home.

The accommodation is arranged over 3 level and provides a charming sitting room with a multi-fuel stove and well appointed kitchen/dining room on the ground floor. The first floor offers 2 double bedrooms, one of which has en suite facilities and glazed double doors to a balcony enjoying wonderful views across the town. In addition there is a separate cloakroom.

The second floor provides a further double bedroom with a luxurious en suite bathroom.

The property offers a plethora of original features including limestone fireplace, exposed stone walls and exposed timbers.

Externally, the property benefits from a paved, west facing courtyard garden with mature shrubs creating a private, tranquil space.

## 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 C – £2,614.54

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