



61 Upper South Wraxall, Bradford on Avon, BA15 2SE



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A charming five-bedroom period country house in a very pretty spot located in ever-popular Upper South Wraxall in Wiltshire, about 7 miles to the east of Bath

| Entrance hall | Sitting room | Snug | Dining room | Conservatory | Kitchen/breakfast room | Utility room | Study area | Cloakroom | Log store | Master bedroom with ensuite bathroom | 4 further bedrooms | Study | Family bathroom | Wonderful gardens | Greenhouse | Summer house | Potting shed | Double garage | Ample parking |

Situation

Located in a convenient position to the east of the historic City of Bath, South Wraxall is a popular Wiltshire village with a pub, church, village hall, community club and playing field. Local amenities are available in Bathford and Bradford on Avon. The latter is a bustling market town with a good range of facilities including restaurants, pubs, shops, swimming pool and popular music centre. The nearby World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities including some excellent restaurants, The Theatre Royal, Bath Abbey, and the Roman Baths. The property itself lies in the catchment area for Christchurch and St Lawrence Schools in Bradford on Avon and there is a good network of surrounding open countryside walks to enjoy.

Description

A delightful and characterful five-bedroom period country house, beautifully positioned in a peaceful and highly sought-after setting in Upper South Wraxall, Wiltshire. This elegant home offers generous family accommodation, attractive gardens, and uninterrupted countryside views.

Upon entering, the spacious entrance hall sets the tone for the rest of the property, with natural light streaming through dual-aspect windows on either side of the doorway.

The Kitchen/breakfast room is a highlight of the home, thoughtfully designed with granite worktops and an extensive range of fitted units. It includes an integrated AEG four-ring electric hob with extractor, double built-in Neff electric ovens, and an integrated fridge. There is ample space for a dishwasher and a bespoke fitted Welsh dresser with glazed cupboard fronts and integrated wine racking. The rear windows provide charming garden views, creating a bright and inviting family space.

Adjacent to the kitchen, the utility room offers further practicality with generous storage, a sink, space for washing and tumble-drying machines, a water softener, and room for a freezer. The room also benefits from rear garden views.





The main sitting room is spacious and elegant, featuring a striking open fireplace complete with original bread oven, and enjoying lovely dual-aspect views over both the front and rear gardens. There is also a useful study area within this room.

The cosy snug provides a perfect retreat, centred around a Chesneys log burner set into a fireplace, with views to the front and rear gardens enhancing the room's character and warmth.

A downstairs cloakroom includes a WC and hand basin, and there is a separate log store cupboard.

Another study area, with a door leading directly to the rear garden, provides flexibility for home working.

Stairs lead to the first floor where a generous landing houses a linen cupboard. The master bedroom is bright and airy, enjoying attractive dual aspect views over the gardens. It benefits from an ensuite bathroom with a bath, WC, hand basin, enclosed Aqualisa shower, and a rear-facing window that brings in more natural light.

There are four further well-proportioned bedrooms, all filled with period charm, and a study. The family bathroom is fitted with a bath and shower over, WC, pedestal wash hand basin, tiled flooring, heated towel rail, and overlooks the rear garden.

Outside, the house is surrounded by wonderfully mature and well-maintained gardens, the rear with a lovely wide-open lawn, a variety of established trees, and an abundance of country garden planting. There are two small fishponds, along with a larger ornamental pond, creating a peaceful and wildlife-friendly environment. Additional features include a large greenhouse, a potting shed, and a charming summer house - perfect for outdoor relaxation or creative pursuits. The grounds enjoy wonderful open views over adjoining countryside and neighbouring farmland, offering complete privacy and a true rural idyll.

This is a rare opportunity to acquire a truly special period home in the heart of one of Wiltshire's most picturesque villages. Combining generous and flexible living space with exceptional gardens and beautiful views, this property offers the very best of country living while remaining conveniently close to Bradford-on-Avon and the Georgian city of Bath.

A detached double garage with power, lighting, and electric door access, provides excellent storage and workshop space. The driveway offers ample off-street parking for three to four vehicles.

General Information

Wiltshire Council. Council Tax Band G.

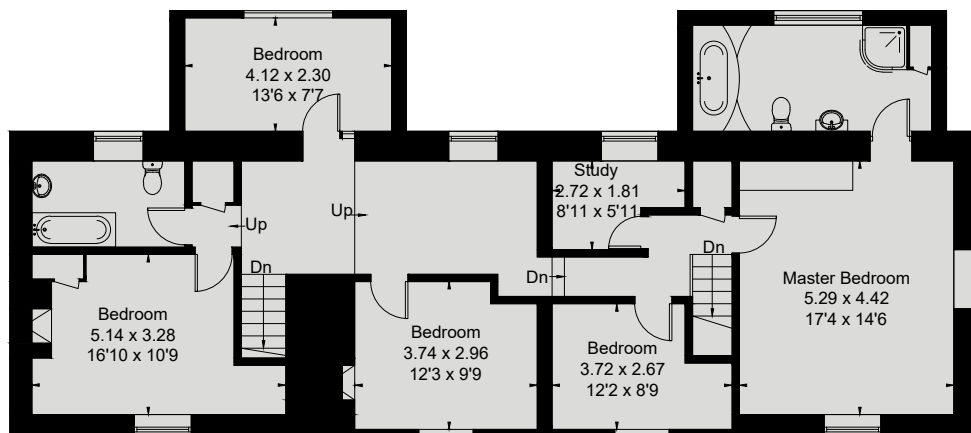
The tenure is Freehold.

Mains services connected.

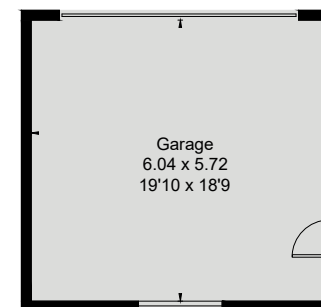




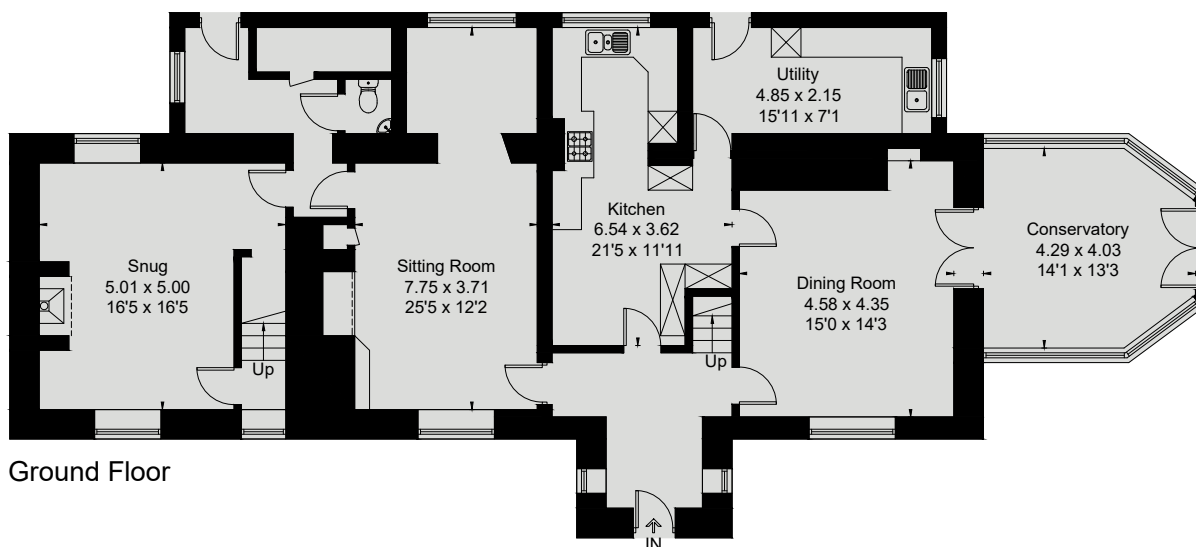
Approximate Floor Area = 282.5 sq m / 3041 sq ft
 Outbuildings = 53.1 sq m / 571 sq ft
 Total = 335.6 sq m / 3612 sq ft



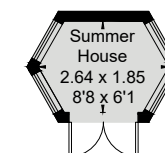
First Floor



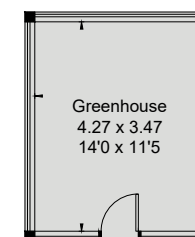
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Location / Orientation)



Ground Floor



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