



46 Wine Street  
Bradford on Avon, Wiltshire, BA15 1NS

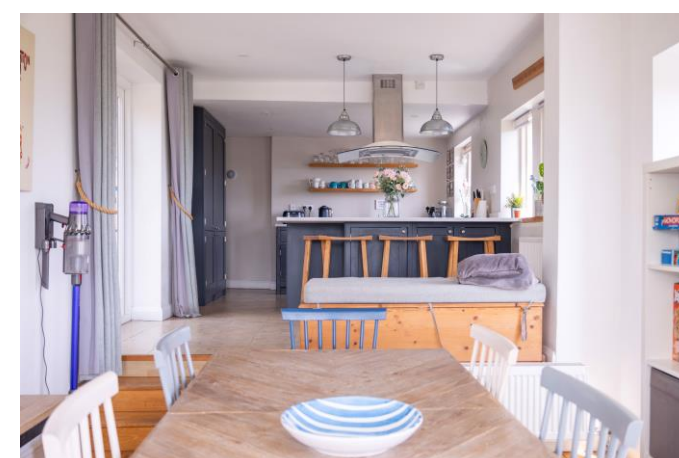


Enjoying one of the finest views in Bradford, a luxuriously appointed detached period home with adjoining self-contained annex. Occupying an elevated and tucked away position on the Bath side of the town with beautifully landscaped garden designed to maximise enjoyment of the breath-taking southerly aspect, the main house provides well balanced accommodation arranged over two floors and features a particularly impressive primary bedroom suite with free-standing bath and dressing room. The charming annex presents an excellent solution for guest accommodation, boomeranging offspring or generating additional income. Presenting an incredibly rare opportunity to acquire a highly desirable and yet practical family home with tremendous character.



**Stunning Views**  
**Main Residence With Three Bedrooms**  
**Adjoining One Bedroom Annex**  
**Sitting Room With Wood Burning Stove**  
**Open Plan Kitchen Dining Room**  
**Luxurious Primary Bedroom Suite**  
**Bathroom, Cloakroom & Utility Room**  
**Landscaped Garden With Wood Fired Hot Tub**  
**Southerly Aspect**  
**Grade II Listed**

**£950,000**





## GROUND FLOOR

(All dimensions being approximate)

### Entrance Hall 16' 0" x 6' 1" (4.88m x 1.86m)

Timber frame construction with double glazed windows and door to front, cold water tap.

### Sitting Room 25' 0" x 11' 1" (7.63m x 3.38m)

Windows to side and front, feature fireplace with wood burning stove, two radiators.

### Kitchen/Breakfast Room

17' 2" x 10' 4" (5.23m x 3.15m)

Windows to side, fitted with a range of base and eye level units with worktop space over, Belfast sink with swan neck mixer tap, integrated fridge/freezer and dishwasher, fitted electric double oven and five ring induction hob with extractor hood over, two radiators, two steps down to dining room.

### Dining Room 21' 7" x 10' 2" (6.59m x 3.11m)

Half glazed door to side, double glazed windows with double doors on to garden, three radiators.

### Hallway 9' 9" x 6' 1" (2.97m x 1.85m)

Stairs to first floor with storage under.

### Cloakroom 3' 3" x 5' 3" (1.00m x 1.60m)

Obscure glazed window to side, wash hand basin and close coupled WC, extractor fan, radiator.

### Utility Room 16' 7" x 4' 4" (5.05m x 1.32m)

Glazed door to side, fitted with a matching range of base units with worktop space over, stainless steel sink, wall mounted gas boiler serving heating system and domestic hot water, extractor fan, plumbing for washing machine, space for fridge/freezer and tumble dryer.

## FIRST FLOOR

### Landing 6' 2" x 6' 11" (1.88m x 2.10m)

Window to side.

### Bedroom 1 3.14m (10'4") x 2.96m (9'9")

Windows to front and side, radiator, open to:

### En-Suite Bathroom 7' 8" x 8' 6" (2.33m x 2.59m)

Window to side, freestanding bath with shower over, radiator, door to:

### Separate WC

Close coupled WC, hand wash basin, radiator.

### Dressing Room 6' 5" x 10' 4" (1.95m x 3.15m)

Windows to front and side, radiator.

### Bedroom 2 11' 10" x 12' 1" (3.60m x 3.68m)

Window to front, radiator.

### Bedroom 3 11' 1" x 11' 6" (3.38m x 3.51m)

Window to front, radiator.

### Bathroom 9' 5" x 7' 0" (2.86m x 2.13m)

Obscure glazed window to side, three-piece suite comprising bath with shower over, wash hand basin with cupboard under, and close coupled WC, extractor fan, shaver point, tiled splashbacks, tiled flooring.

## EXTERNALLY

The enclosed garden is mainly laid to lawn with patio, ornamental pond, external lighting and power point, and decked area with sunken hot tub.

## ANNEX

### Living Space 4.83m (15'10") x 2.71m (8'11")

Double glazed windows to side, kitchenette fitted with a matching base and eye level units with worktop space over, stainless steel sink, fitted 2 ring electric hob, extractor fan. Door to:

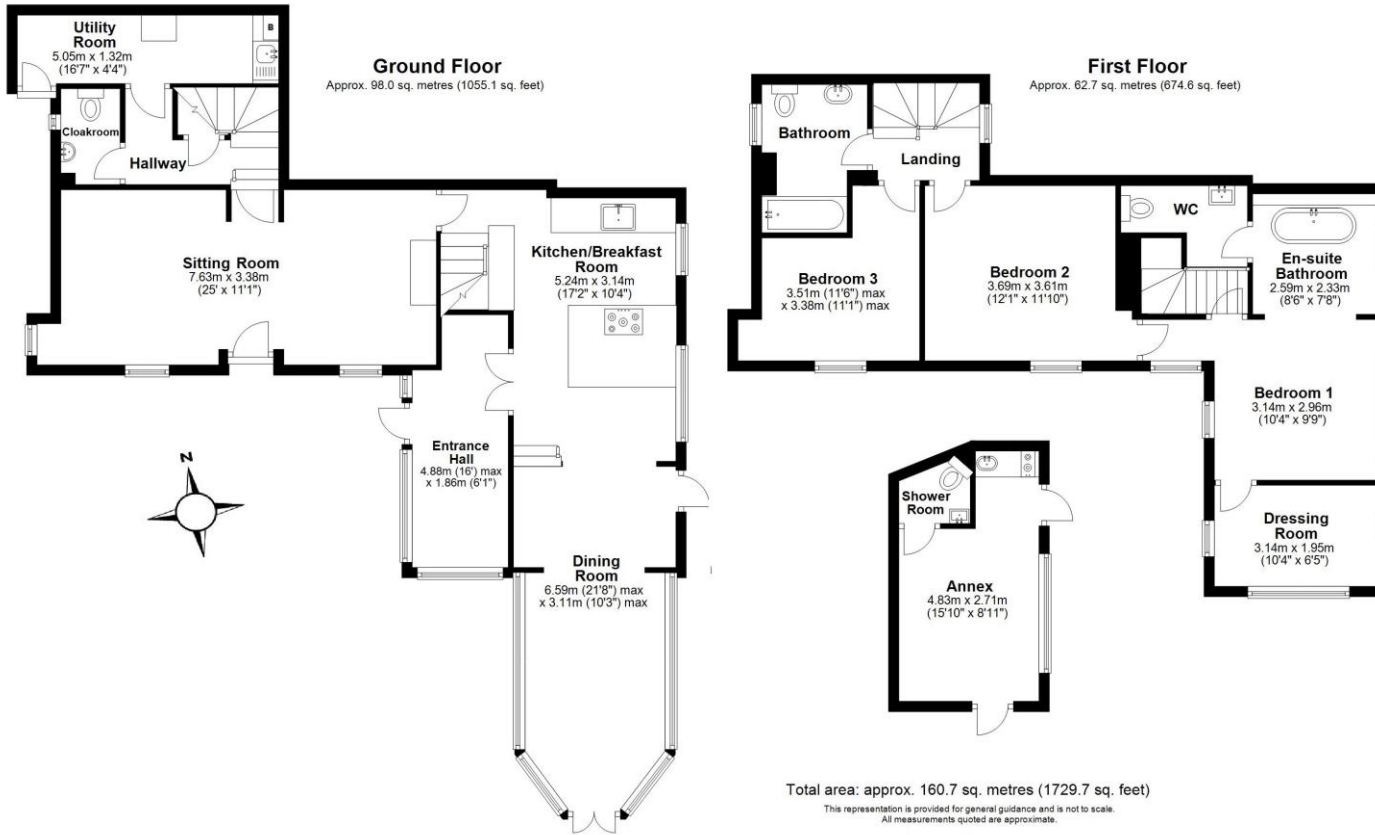
### Shower Room 4' 6" x 4' 6" (1.38m x 1.36m)

Wet room with electric shower, wash hand basin and close coupled WC, heated towel rail.

## Parking

On street parking is available on Wine Street, below the house or Budbury Close, above it.





**Council Tax:** Band E - £2,967.24 (April 2024 - March 2025 financial year). **Tenure:** Freehold. **Viewing:** Strictly by appointment.

**Directions:** Park at the end of Budbury Close (BA15 1QG), walk down the steps with the metal railings and turn right along Tory. Continue through St Mary's Chapel and the wooden gate on the left just a little further along is the entrance into 46 Wine Street.

**What3words:** ///trackers.glad.easily

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		