



Kings Gatchell, 37a Tynning Road
Winsley, Bradford on Avon, Wiltshire, BA15 2JL



Beautifully presented and full of character, this individual detached home occupies a generous plot with a southerly rear aspect, private driveway, and an oak-framed double garage complete with workshop. Thoughtfully extended and enhanced, the spacious and versatile accommodation includes a ground floor bedroom with en-suite - perfect for visiting guests, multi-generational living, or potential holiday let income. The heart of the home is an impressive open-plan kitchen/dining room with direct access to the garden, ideal for modern living and entertaining. Additional living spaces include a cosy sitting room with wood-burning stove and a separate family room. Upstairs, four further double bedrooms are served by a well-appointed family bathroom and a separate shower room. Tucked away in a peaceful setting yet centrally located for village amenities - including a farm shop, country inn, primary school, health centre, and church - this property offers a rare blend of privacy, practicality, and charm. A unique opportunity to secure a highly desirable home in one of the area's most sought-after locations.

£1,200,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed entrance door and window to front, radiator, storage cupboard, understairs storage, tiled floor.

Cloakroom 1.83m (6') x 1.53m (5')

UPVC obscure double glazed window to front, wash hand basin with cupboard under and close coupled WC, tiled splashback heated towel rail, tiled floor.

Sitting Room 7.92m (26') x 4.21m (13'10")

UPVC double glazed bow windows to front and rear, UPVC double glazed windows to side, feature fireplace with wood burning stove, two radiators.

Utility Room 3.24m (10'8") max x 2.56m (8'5")

UPVC double glazed door and window to rear, fitted base cupboards, belfast sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, tiled floor.

Kitchen/Dining Room 7.91m (25'11") max x 4.04m (13'3") max

UPVC double glazed double door to garden, UPVC bow window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink unit, integrated fridge/freezer and dishwasher, fitted electric oven, four ring electric induction hob with extractor hood over, radiator, tiled floor.

Family Room 5.07m (16'8") x 4.69m (15'5")

UPVC glazed window to front and side, radiator.

Lobby

Cupboard housing hot water cylinder and gas boiler.

Bedroom 5 6.10m (20') x 2.81m (9'3") max

UPVC double glazed window to front, double glazed Velux skylights, radiator, storage cupboard.

En-suite Bathroom

UPVC obscure double glazed window to rear, four piece suite comprising roll top bath, wash hand basin in vanity unit, shower enclosure and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, tiled floor.

FIRST FLOOR

Landing

UPVC double glazed window to front, loft hatch.

Bedroom 1 4.68m (15'4") x 4.05m (13'3")

UPVC double glazed window to side and rear, fitted wardrobes, radiator.

Bedroom 2 4.41m (14'5") x 4.09m (13'5")

UPVC double glazed window to front and side, fitted wardrobes, radiator.

Bedroom 3 4.14m (13'7") x 3.58m (11'9")

UPVC double glazed window to side, cupboard housing hot water cylinder, radiator, access to eaves storage space.

Bedroom 4 3.24m (10'8") x 3.12m (10'3")

UPVC double window to rear, fitted wardrobe, radiator.

Bathroom 3.24m (10'8") x 2.51m (8'3")

UPVC opaque double glazed window to rear, four piece comprising bath with hand shower attachment, wash hand basin in vanity unit, tiled shower enclosure and close coupled WC, tiled surround, heated towel rail.

Shower Room 3.14m (10'4") x 1.86m (6'1")

UPVC obscure double glazed window to front, three piece suite comprising wash hand basin in vanity unit, shower enclosure and close coupled WC, tiled surround, heated towel rail.

EXTERNALLY

The rear garden is mainly laid to lawn with three patio areas, flower and shrub borders, outside cold water tap, exterior lighting and gated side access. The front garden is also laid to lawn with shed log store and extensive driveway providing off road parking for multiple vehicles, access via a five bar gate.

Garage

The detached oak garage comprises two parking bays with power, light and EV charger, and workshop, also with power and light, and stairs up to a boarded storage area running the width of the structure.

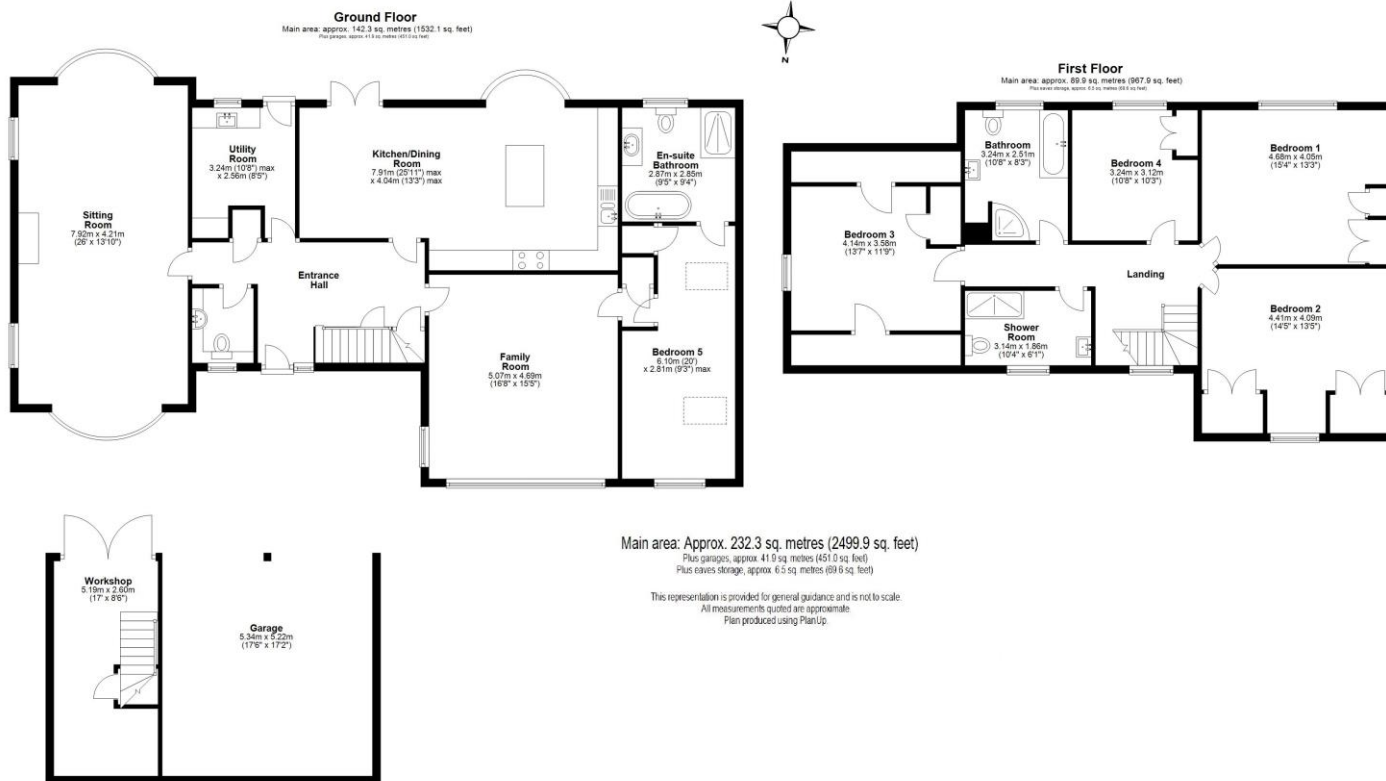
Workshop 5.19m (17') x 2.60m (8'6")

With boarded eaves storage space, Storage cupboard, stairs, double door, door.

Tenure:

Freehold.





Council Tax: Band F - £3,311.62 (April 2025 - March 2026 financial year). Improvement indicator - Yes (If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property).

Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///dolly.owls.daydream

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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		