



36 Dane Rise
Winsley, Bradford on Avon, Wiltshire, BA15 2ND



Superbly renovated and thoughtfully extended, this exceptional detached bungalow offers a perfect blend of contemporary style and practical living. Set within a generous plot, the property showcases a stunning open-plan living space with a vaulted ceiling that opens seamlessly onto the rear garden - an ideal setting for modern family life and entertaining. The well-appointed accommodation includes dressing rooms to three bedrooms, two stylish en-suite shower rooms, and a versatile home office. Every detail has been carefully considered to combine comfort with quality throughout. Externally, the property features ample driveway parking, a garage, and a beautifully enclosed rear garden. Enjoying a prime position within one of the area's most desirable villages, it is conveniently located for local amenities including a farm shop, country inn, primary school, health centre, and church. This truly individual home presents an outstanding opportunity in the current market.

£1,000,000



ACCOMMODATION

(all dimensions being approximate)

Entrance Hall

Aluminium double glazed entrance door to front.

Living Space 9.24m (30'4") x 7.34m (24'1") max
Aluminium double glazed window to side, aluminium double glazed sliding door to rear, vaulted ceiling, exposed structural beams, fitted with a matching range of base and eye level units with worktop space over, pantry cupboard, matching island unit, stainless steel sink, integrated full size fridge and freezer, Neff dishwasher, two Neff slide and hide ovens, Neff downdraft extraction induction hob, boiling hot tap, media plugs, under floor heating.

Utility Room

Aluminium double glazed door to side, fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, fitted storage cupboards, under floor heating.

Bedroom 1 4.48m (14'8") x 3.82m (12'6")

Aluminium double glazed sliding door to front, under floor heating.

Dressing Room

Fitted storage, under floor heating.

En-Suite Shower Room

Porcelanosa three piece comprising shower area, wash hand basin, and close coupled WC, extractor fan, heated towel rail, hidden mirror wall for storage, sun tunnel, under floor heating.

Bedroom 2 3.64m (11'11") x 3.51m (11'6")

Aluminium double glazed window to front, media plugs, radiator.

Dressing Room

Aluminium double glazed window to front, radiator.

En-Suite Shower Room

Porcelanosa three-piece suite comprising shower enclosure, wash hand basin and close coupled WC, sensor backlit mirror, heated towel rail.

Bedroom 3 3.53m (11'7") max x 3.46m (11'4") max

Aluminium double glazed sliding door to rear, media plugs, radiator.

Dressing Room

Aluminium double glazed window to side, radiator.

Bedroom 4 3.66m (12') x 3.55m (11'8")

Aluminium double glazed window to front, media plugs, radiator.

Bathroom

Porcelanosa three piece suite comprising free standing bath with separate hand shower attachment, wash hand basin and close coupled WC, sun tunnel, sensor backlit mirror, extractor fan, heated towel rail.

EXTERNALLY

The rear garden is enclosed with patio, ornamental pond, a variety of plants and shrubs, external power sockets, shed, outside cold water tap and freshly laid lawn. The front garden is mainly gravelled providing off road parking for several vehicles with a variety of flowers and shrubs, and motion detector lights.

Office 2.37m (7'9") x 2.01m (6'7")

Aluminium double glazed window to rear, aluminium double glazed door to garden.

Garage 4.71m (15'5") x 3.02m (9'11")

UPVC double glazed window to side, single glazed window to rear, up and over door to front.

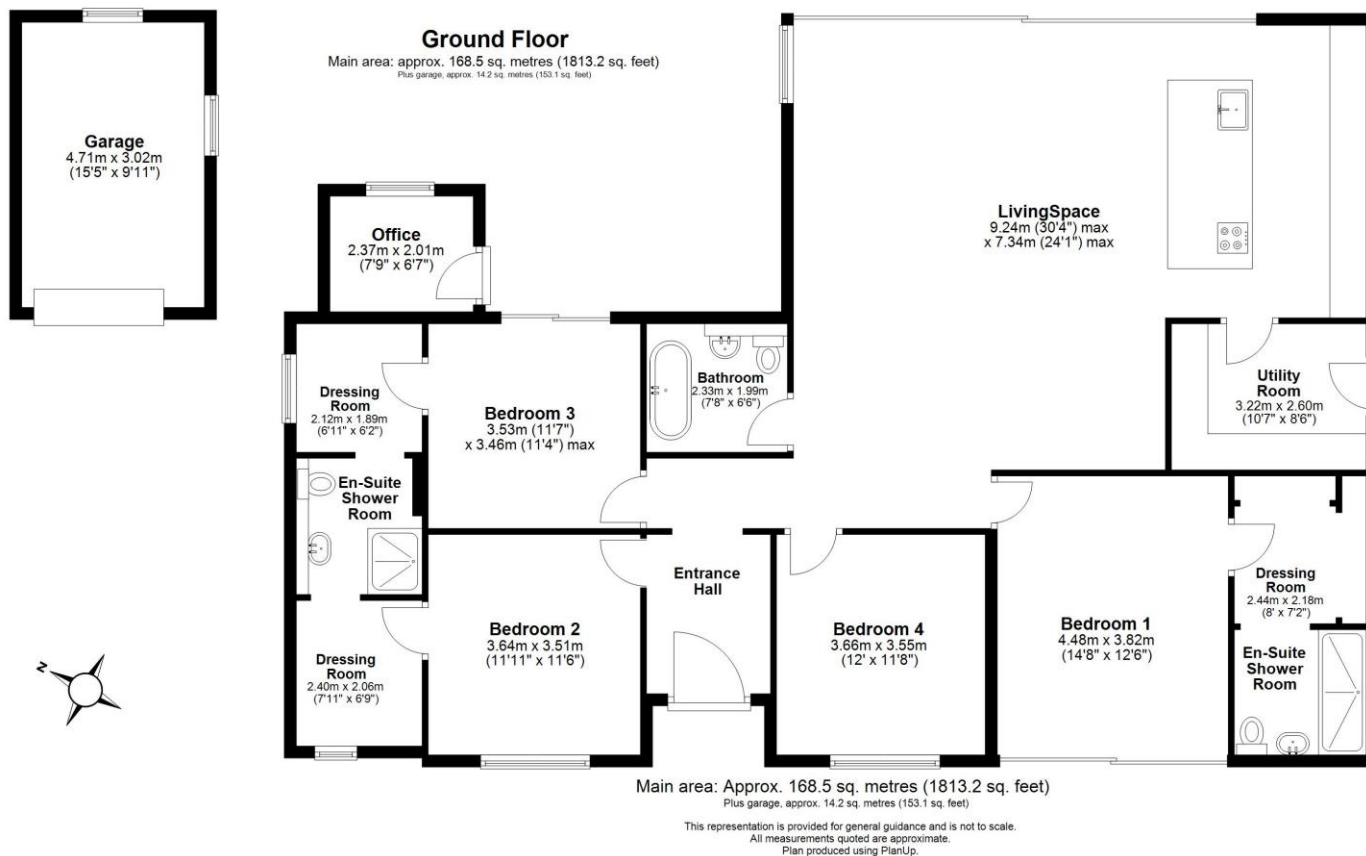
Council Tax:

Band D - £2,292.66 (April 2025 - March 2026 financial year).

Tenure:

Freehold.





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

What3words: ///reinstate.thinnest.lows

Directions: Leave Bradford on Avon via the B3108 Winsley Road. On reaching Winsley, take the first exit at the roundabout onto Bradford Road. Take the third turning right onto Dane Rise where number 36 will be found on the right-hand-side.

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	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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