



47 The Pastures

Lower Westwood, Bradford on Avon, Wiltshire, BA15 2BH



KINGTONS

Nestled at the end of a peaceful cul-de-sac in the highly sought-after village of Westwood, this lovely detached bungalow offers beautifully extended and versatile living space. The heart of the home is a stylish open-plan kitchen and dining area that flows seamlessly onto the garden, complemented by a cosy sitting room with a wood-burning stove, a light-filled conservatory, a dedicated study, and two en-suite shower rooms. Outside, a generous driveway and double garage provide ample parking, while the enclosed level garden offers plenty of space for relaxation, play, or cultivation. Perfectly positioned for village life, the property is just a short stroll from a traditional pub, local shop, primary school, and the National Trust's charming Westwood Manor. Avoncliff station with links to Bath, Bristol and beyond is approximately a 10 minute walk away. With no onward chain, this welcoming home is ideal for families or downsizers seeking comfort, convenience, and a vibrant community.

£695,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden obscure glazed entrance door and windows to front, cupboard housing hot water cylinder, radiator.

Sitting Room 5.16m (16'11") x 4.11m (13'6")

Wooden double glazed box bay window to front, feature fireplace with wood burning stove, radiator, wooden double glazed bi-fold doors.

Conservatory 3.45m (11' 4") x 3.25m (10' 8")

UPVC double glazed construction with double glazed double doors to garden, radiator.

Study 3.65m (12') x 3.03m (9'11")

Wooden double glazed double doors and windows to rear, radiator.

Kitchen/Dining Room

6.84m (22'5") x 4.26m (14') max

Wooden double glazed double door to garden, wooden double glazed 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, freestanding electric Stoves oven, matching island unit with storage under, radiator.

Utility Room 3.01m (9'11") x 2.14m (7')

Wooden double glazed window to rear, wooden door to side, fitted with a matching range of base units with worktop space over, ceramic belfast sink, plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted gas boiler, radiator.

Cloakroom

Wooden obscure double glazed window to front, wash hand basin and close coupled WC, radiator.

Bedroom 1 4.53m (14'10") x 3.60m (11'10") max

Wooden double glazed window to front, radiator.

En-suite Shower Room 2.08m (6' 10") x 1.45m (4' 9")

Wooden obscure double glazed window to side, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan, shaver point, heated towel rail.

Bedroom 2 3.69m (12'1") x 2.86m (9'5")

Wooden double glazed window to side, radiator.

En-suite Shower Room 2.23m (7' 4") x 1.62m (5' 4")

Wooden obscure double glazed window to side, three piece suite comprising shower enclosure with electric shower, wash hand basin and close coupled WC, extractor fan, radiator.

Bedroom 3 3.71m (12' 2") x 3.05m (10' 0")

Wooden double glazed window to front, radiator.

Bedroom 4 3.12m (10'3") x 2.48m (8'2")

Wooden box bay window to side, radiator.

Family Shower Room 2.36m (7' 9") x 1.90m (6' 3")

Wooden obscure double glazed window to side, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with decking, a variety of shrubs, flowers and trees, shed, outside cold water tap, external power sockets and lighting, and gated side access. The front garden is also mainly laid to lawn with various trees, shrubs and flowers, and driveway providing off road parking. A footpath besides the property leads to Upper Westwood and magnificent walks through the Avon Valley and down to Avoncliff.

Garage 5.38m (17' 8") x 4.85m (15' 11")

Detached double garage with side personal door, power and light, and two electric up and over doors to front.





Council Tax: Band F - £3,402.45 (April 2025 - March 2026 financial year).

Tenure: Freehold.

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

What3words: ///hothouse.midwinter.paler

Directions: Leave Bradford via the B3109 Frome Road and take the second turning right onto Westwood Road. Continue through Lower Westwood and once past The New Inn, take the sixth turning right onto The Pastures. Follow the road all the way to the end where number 47 be found at the head of the cul-de-sac.

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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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