



Pymont House 177a Ashley Lane
Winsley, Bradford on Avon, Wiltshire, BA15 2HR

A beautifully enhanced chalet-style home set on a generous plot with landscaped gardens, double garage, and spacious gated driveway. The property offers a superb balance of flexible accommodation arranged over two floors, ideally positioned in a private and tucked-away setting just a short walk from village amenities including a farm shop, country inn, primary school, health centre, and church. This home represents a rare opportunity for a growing family or downsizer seeking a unique and practical residence in one of the area's most desirable villages. Vendor suited.



Four Bedrooms
Sitting Dining Room
Kitchen Breakfast Room
Conservatory
Utility Room
Bathroom & Two Shower Rooms
Dressing Room
Double Garage & Driveway
Gardens
Vendor Suited

£799,500



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Obscure glazed wooden entrance door to front, storage cupboard, under stairs storage cupboard.

Sitting/Dining Room 6.89m (22'7") x 3.14m (10'4")

UPVC double glazed windows to side, front and rear, feature gas fireplace, two radiators.

Conservatory 4.45m (14'7") x 3.23m (10'7")

UPVC double glazed construction with doors to garden and reverse cycle air conditioning.

Kitchen/Breakfast Room 4.41m (14'6") x 3.00m (9'10")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink, integrated dishwasher, space for fridge/freezer, fitted eye level microwave oven, AGA gas cooker, gas boiler.

Utility Room 2.17m (7'2") x 1.42m (4'8")

UPVC double windows to side and rear, UPVC double glazed door to rear, worktop space with ceramic sink unit, plumbing for washing machine, space for tumble dryer, electric radiator.

Bedroom 3 4.06m (13'4") x 3.04m (10')

UPVC double glazed window to front, radiator.

Bedroom 4 3.04m (10') x 2.72m (8'11")

UPVC double glazed window to rear, storage cupboard, radiator.

Shower Room 2.92m (9'7") x 1.70m (5'7")

UPVC obscure double glazed window to rear, three piece suite comprising shower enclosure with electric shower, wash hand basin with cupboard under and close coupled WC, heated towel rail.

FIRST FLOOR

Landing

Wooden double glazed Velux window.

Dressing Room 4.44m (14'7") x 3.49m (11'5")

Double glazed wooden Velux window, fitted storage cupboards, two radiators, loft hatch.

Airing Cupboard

Hot water cylinder.

Bedroom 1 6.34m (20'10") x 3.11m (10'2")

Double glazed wooden Velux window, UPVC double glazed window to front and side, fitted storage cupboard, two radiators.

En-suite Bathroom 2.70m (8'10") x 1.86m (6'1")

UPVC obscure double glazed window to rear, three piece suite comprising bath with hand shower attachment, wash hand basin with cupboard under and close coupled WC, extractor fan, storage cupboard, radiator, heated towel rail.

Bedroom 2 4.51m (14'10") max x 2.93m (9'7")

UPVC double glazed window to front, radiator.

En-suite Shower Room 3.57m (11'9") x 2.00m (6'7")

Wooden double glazed Velux window, three piece suite comprising shower enclosure, wash hand basin with cupboard under and close coupled WC, heated towel rail, access to eaves storage.

EXTERNALLY

The garden is mainly laid to lawn with patio, a variety of shrubs, trees and flowers, raised beds, two cold water taps, and shed. A gated driveway to the front provides off road parking for several vehicles and leads to:

Double Garage 6.68m (21'11") x 5.88m (19'3")

Electric roller door to front, UPVC double glazed door to rear.

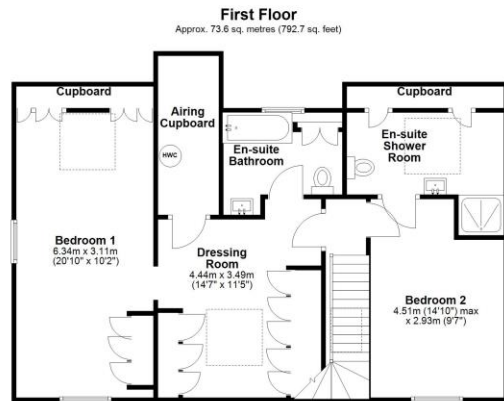
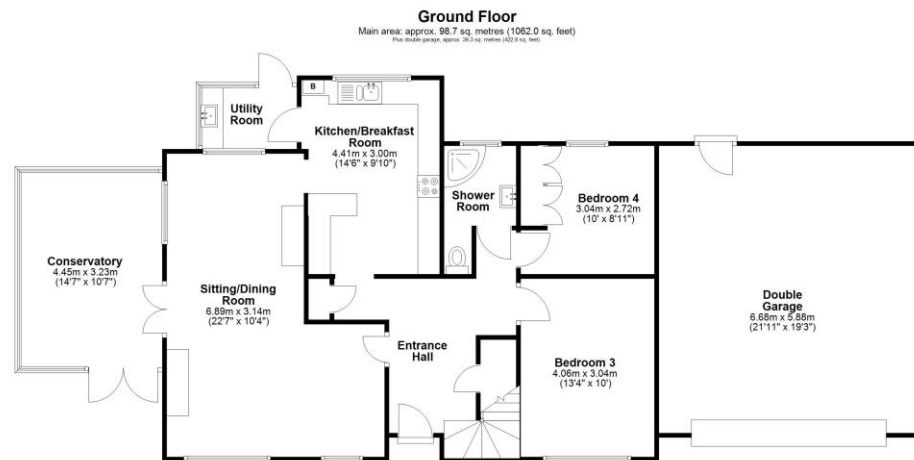
Tenure:

Freehold.

Council Tax:

Band E - £2,802.14 (April 2025 - March 2026 financial year).





Main area: Approx. 172.3 sq. metres (1854.7 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.
Plan produced using PlanIt.

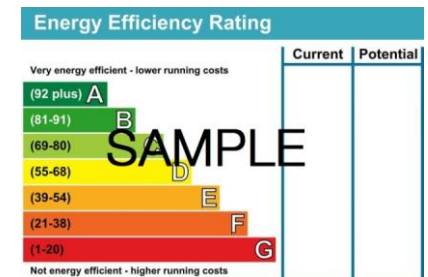


Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: [///prowess.acquaint.stud](https://www.what3words.com/#!/prowess.acquaint.stud)

Directions: Leave Bradford on Avon via the B3108 Winsley Road. Upon reaching Winsley, take the first exit at the roundabout and first right on to Ashley Lane. Take the second turning left and Pymont House 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.



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