



4 Benjamin Street
Bradford on Avon, Wiltshire, BA15 1FW



A detached Georgian-style home showcasing a beautifully executed, traditionally inspired interior. Originally the show home for the highly regarded CG Fry development completed in 2019, the property has since been extensively remodelled to create a seamless blend of modern convenience and classic character. Featured in The English Home magazine, the stylish accommodation is arranged over two floors, complemented by a one-bedroom annexe positioned above the detached double garage. Backing onto countryside and enjoying a secluded rear aspect, the property is ideally located for access to the town's amenities, on the Bath side of the river. A rare and unique opportunity not to be missed.

Extensive traditionally styled accommodation as featured in The English Home Magazine

Bespoke handmade oak kitchen with Carrera marble work surfaces, 4 oven Aga, butlers sink and reclaimed 17th century flooring

Walk through pantry

Log burner with local bath stone surround handmade in Corsham

Carrera marble family bathroom with Matki shower and Thomas Crapper fittings

Self-contained one bedroom annexe

Private garden with fine outlook from wrap around terrace

Double garage, driveway and EV charging point

Four/Five Double Bedrooms

£1,100,000



ACCOMMODATION

GROUND FLOOR

Entrance Hall Solid wood entrance door with brass fittings and glazing above, stairs to first floor with storage under, reclaimed 17th century wood flooring.

Sitting Room UPVC double glazed sash window to front, two UPVC double glazed windows and double door to rear, Bath stone fireplace handmade in Corsham with green enamel wood burning stove.

Dining Room UPVC double glazed sash window to front.

Boot Room/ Utility Wooden double glazed door to side, plumbing for washing machine, space for tumble dryer, built-in storage cupboards, double butlers sink, heated brass towel rail.

Kitchen/Breakfast Room Wooden double glazed window and wooden double doors to rear, bespoke solid wood kitchen with Carrera marble worktop space, double butlers sink with De Vol brass taps, integrated larder fridge and freezer, dishwasher, electric AGA with extractor over, cupboard housing wall mounted gas boiler, heat and air conditioning unit, reclaimed 17th century wood flooring.

Walk-in Pantry With built-in storage and marble worktop space.

Cloakroom Thomas Crapper wash hand basin with brass taps and close coupled WC, extractor fan.

FIRST FLOOR

Landing UPVC double glazed sash window to front, airing cupboard housing hot water cylinder, loft hatch, cupboard.

Bedroom 1 Wooden double glazed double door to Juliet balcony, built-in wardrobes, heating and air conditioning unit.

En-Suite Shower Room UPVC double glazed window to side, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan, shaver point and light, heated towel rail.

Bedroom 2 UPVC double glazed sash window to front, UPVC double glazed window to rear, two wardrobes.

Agents note: The current owner removed the original wall between bedrooms two and three which could be reinstated if required. Original door retained.

Bedroom 3 UPVC double glazed sash window to front.

Bathroom UPVC double glazed window to rear, four piece suite comprising Bette bath, Thomas Crapper pedestal wash hand basin, Matki shower and close coupled WC, Carrera marble surround, bespoke chinoiserie wallpaper and antiqued mirror tiles, extractor fan, shaver point, heated towel rail.

Double Garage UPVC double glazed window to side, electric up and over door to front, cupboard, door to side, stairs up to:

Annexe UPVC door to side, four UPVC double glazed window to front, back and sides, kitchenette fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for undercounter fridge, two electric radiators.

Shower Room Three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan.

EXTERNALLY

The rear garden comprises a raised terrace surrounding the house and two further levels below, one gravelled and one laid to lawn with a variety of flowers and shrubs including David Austin roses, water feature, two sheds, external power sockets, cold water tap, exterior lighting, awning and gated access. A gravelled driveway provides off road parking with 7kw EV charger, exterior lighting and power sockets.

Agents Note

The English Home article can be found at:
<https://issuu.com/chelseamagazines/docs/enhfeb24>

Estate Charge:

£380 Per Annum (2026).

Council Tax:

Band F - £3,697.71 (April 2025 - March 2026 financial year).

Tenure: Freehold.





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

What3words: ///uppermost.lyricist.hazelnuts

Directions: From our office in Silver Street, proceed up the hill, continue onto Holt Road and turn right at the roundabout onto Benjamin Street where number 4 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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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