

Kingston House, Bradford on Avon, Wiltshire

An impressive five/six bedroom Grade II listed Georgian townhouse, in the heart of the highly desirable market town of Bradford on Avon.

Summary of accommodation

Lower ground floor Family/games room | Office | Laundry room | Utility room
Shower room | Store room

Ground floor Reception hall | Drawing room | Dining room | Kitchen

First floor Principal bedroom en suite | Guest bedroom en suite | 2 further bedrooms
Shower room

Second floor 3 further double bedrooms

Outside Courtyard garden | 1 parking space

In all approximately 0.04 of an acre

Distances

Central Bath 9 miles, Frome 10 miles, M4 (J18) 14 miles (All distances are approximate).

Situation

Kingston House is located in the centre of Bradford on Avon, which boasts a wonderful selection of shops, cafes and restaurants. Bath is nearby, providing first class shopping, restaurants, bars and cultural attractions.

The property is well placed for commuting with easy access to both J17 and J18 of the M4 which link to London and the wider national motorway network. Bradford on Avon station is a short walk away, with high speed links to London Paddington at a journey time from 80 minutes, and easy access to both Bath and Bristol.

The town benefits from the highly-regarded St Laurence School, and the area is renowned for the quality of its private and public schooling for boys and girls of all ages.



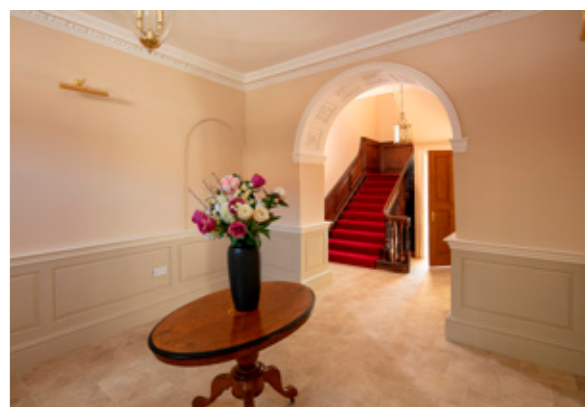
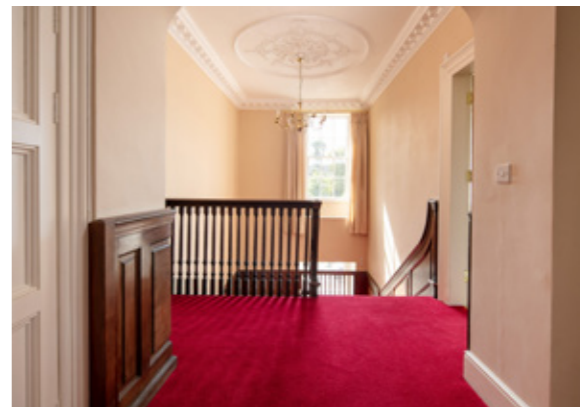
The House

On the ground floor from the grand reception hall with classic wood panelling and decorative coving, is the drawing room and dining room with large sash windows, working shutters and painted fire surrounds. The modern kitchen features integrated appliances and ample space for a breakfast table.

A decorative archway leads to the beautiful oak staircase with sugar-twist spindles and panelling. On the first floor is the principal bedroom with en suite bathroom, and a guest bedroom with en suite shower room; both are spacious and benefit from large sash windows allowing natural light to flood in. There is also a shower room on this floor which serves the bedrooms on the second floor.

The landing on second floor offers a useful utility area with space and plumbing for washing machine and tumble drier. There are 3 further double bedrooms, 2 of which have an attractive Georgian style circular window, in addition to a traditional sash window.

On the lower ground floor is the family/games room, office, laundry room, utility room, shower room and useful storage room.



Property information

Services We are advised that mains water, electricity and drainage are connected to the property. Gas fired central heating.

Method of Sale We are advised that the property is Freehold.

Local Authority Wiltshire Council - wiltshire.gov.uk

Council Tax Band G

EPC D

Guide price £1,250,000

Viewings Strictly by prior appointment with the Knight Frank, LLP



Outside

At the rear of the property there is a terraced southerly facing courtyard garden, which is wonderfully low maintenance space where you can just relax and enjoy an evening drink!

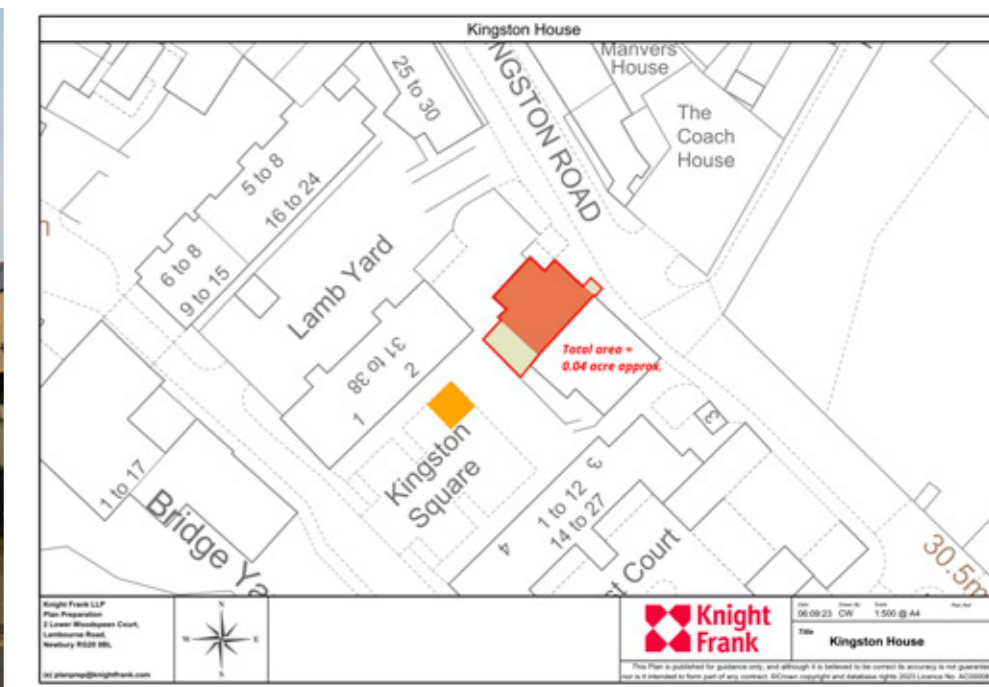
The property benefits from one allocated parking space in Kingston Square, at the rear of the property.

Directions (Postcode BA15 1AB)

From Bath head east on the A4/London Road and at the first roundabout take the 3rd exit onto the Batheaston bypass, and at the second roundabout take the 3rd exit onto Bradford Rd/A363. Continue on this road for just under 5 miles, and at the roundabout take the 1st exit onto Mount Pleasant/B3109. Go straight over the two mini roundabouts, and at the bottom of the hill take the 2nd exit at the roundabout onto Holt Rd/B3107. Turn left onto Mill Lane, and then right onto Kingston Road. You will find Kingston House on your left hand side.

What Three Words

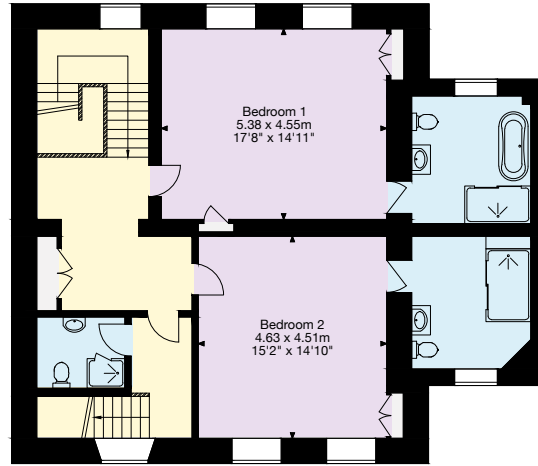
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Approximate Gross Internal Floor Area

Main House: 398 sq m / 4,284 sq ft

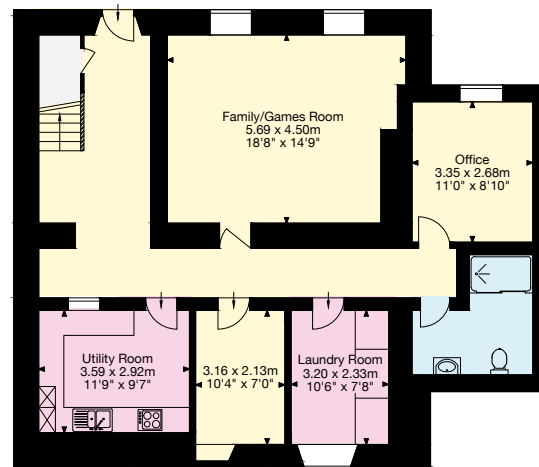
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



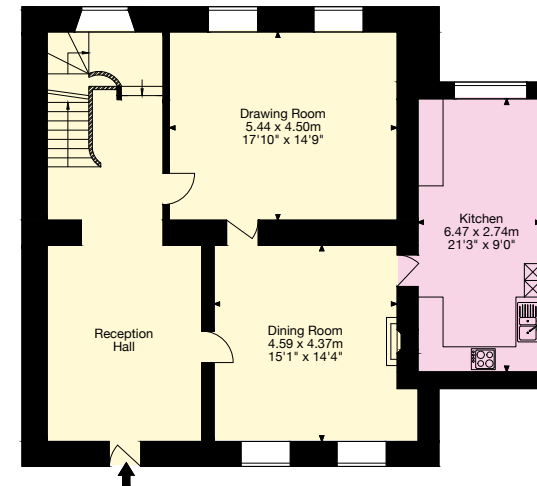
First Floor



Second Floor



Lower Ground Floor



Ground Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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