



**JEREMY JENKINS**

ESTATE AGENT



# Great Orchard House, Upper Westwood, Bradford-on-Avon, BA15 2DF.

Guide price: £1,050,000

Handsome detached home in this ever-popular village. 4 bedrooms, 2 bathrooms, 4 receptions, large studio. Gardens with folly & double garage. No chain.

Great Orchard House was meticulously designed & built in the 1980's on a former orchard in the grounds of an impressive period home. An enviable eye for proportionality has created very comfortable spaces throughout the house. This is most evident in the surprising & impressive galleried entrance hall. The ground floor has four receptions, presently used as: dining room, sitting room, study & the conservatory garden room. The kitchen adjoins the lobby leading to the double garage, studio & utility room. Upstairs we have a galleried landing leading to four double bedrooms all with built in cupboard/wardrobes. There are two bathrooms, one is a "jack & jill" ensuite plus main bathroom. Lastly, there is a mezzanine above the galleried hallway. This looks over the picturesque gardens towards the folly; the perfect spot to sit & read in peace! One might look to modernize some parts of the house.

Externally there are attractive gardens to three sides with driveway parking on the fourth side. We find intriguing pathways around the boundary, a broad lawn with water feature, lots of planted beds & borders, potting shed, garden store & of course the enigmatic folly dating from 1745. Reputedly rebuilt in its current spot having been bought, dismantled & relocated by the designer of the house. Great Orchard House is essential village viewing – book now!

Westwood is a thriving community driven village with a primary school, a good pub, The New Inn, in the lower village. The Cross Guns pub at is at Avoncliff on the river, church, and village store with café & post office, well used village hall, & local bus service. Historic Bradford-on-Avon offers enviable market town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course invigorating canal, river and countryside walks. The railway stations at Bradford-on-Avon & Avoncliff offer a picturesque ride to Bath for high street shopping & entertainment. Trains also run to London Waterloo & Paddington, Bristol, Wales & the Southwest. Sainsbury's is nearby.

- Handsome detached village home
  - Super sought-after location
  - Four receptions & large studio
  - Four bedrooms & two bathrooms
  - Attractive gardens with folly & privacy
  - Double garage & parking
- EPC - D**





*Individually designed & built with an enviable feel for proportion*

*Four bedrooms, two bathrooms  
NO CHAIN!*

*Lovely gardens with folly,  
double garage & parking*



