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ESTATE AGENT

41 Newtown, Bradford-on-Avon, BA15 1NG.

Offers in excess of £450,000.

A supremely comfortable double fronted home with flexible living spaces over three floors. Views over the town for miles beyond.

This carefully designed meeting of period charm & modern convenience has created a very comfortable home amongst the well proportioned living spaces. On the ground floor the entrance hall leads to both the impressive kitchen breakfast room and the dining room, both with feature fireplaces. The first floor has a lovely light sitting room with sash windows to the front looking south towards Salisbury Plain on the distant horizon. There are two bedrooms, one at the front & a smaller one at the rear which is presently used as a home office. The rear lobby connects the house with the garden & there is a smart modern shower room. The top floor has another double bedroom & bathroom both adjoining the landing/dressing room which has useful eaves storage. Number 41 Newtown has a few secrets to impart & bags of character to enjoy. Grade 2 listed. The garden is approached via steps & is elevated so enjoys the sunshine. Amongst the planted beds are seating areas which are set alongside beautiful stone walls. We find enough for the keen gardener to work with without needing a lawn mower!

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 canal, river and country walks. Closer to home there is the Co-op, pub, bus stop and of course St Laurence School and Wiltshire Music Centre. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Beautifully modernized period home
- Three bedrooms & two bathrooms
- Lovely living room with views
- Very smart kitchen breakfast room
- Attractive enclosed garden
- Super location near the town centre





*Lovely central location
with views*

*Three bedrooms &
two bathrooms*

*Flexible accommodation
over three floors*

