



**JEREMY JENKINS**

ESTATE AGENT



# 8 Coppice Hill, Bradford-on-Avon, BA15 1JT.

## Guide Price £360,000

**A very charming period cottage with courtyard garden – a real delight from top to bottom!**

Number 8 is a character cottage set away from the hustle & bustle of traffic & tourists on Coppice Hill, bang in the centre of town with amenities a short walk away. It is a little hard to find and is not visible from the roadside - it's a real tucked away gem accessed through a doorway off the main street. The only entrance into the cottage is through the conservatory/garden room which overlooks the private garden. Once inside we find a charming living room full of character with feature fireplace & log burner, built in shelving for books & exposed stone walls. Adjoining the living room is the generous kitchen diner, this is a real surprise for a cute cottage! Finally on the ground floor is the bathroom with walk in shower. Up the staircase on the first floor is a double bedroom with built in wardrobe & a very pleasant outlook. Finally, there is a fabulous loft room/occasional bedroom on the second floor, again with built in cupboards and w.c.

The private, peaceful courtyard garden is well stocked with mature borders & clever planting that will burst with colour in the spring. There is also a handy shed and log store. **EPC – E.**

**Available with no onward chain.**

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. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

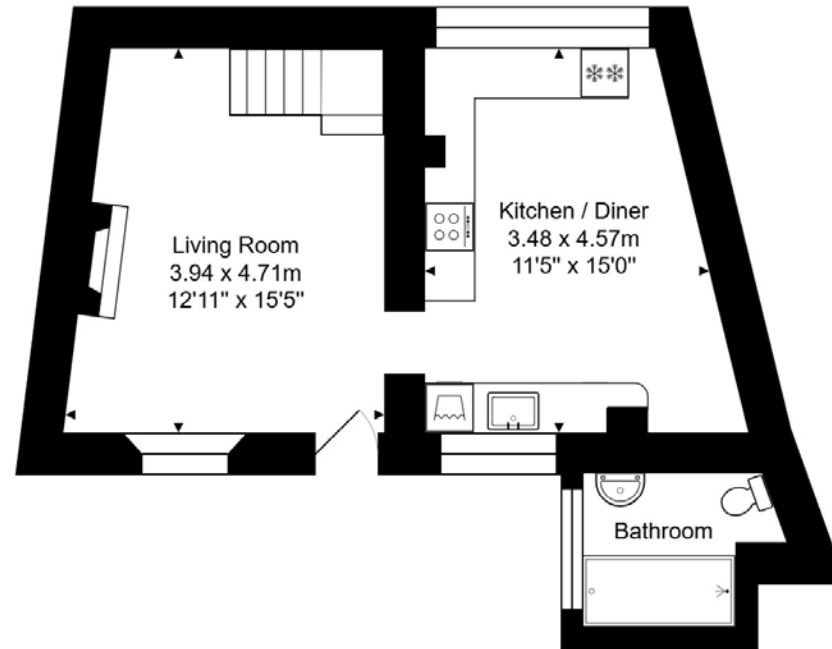
- Superbly central intimate cottage
- One double bedroom & loft room
- Charming living room full of character
- Generous kitchen diner for a cottage
- Downstairs shower room
- Delightful courtyard garden





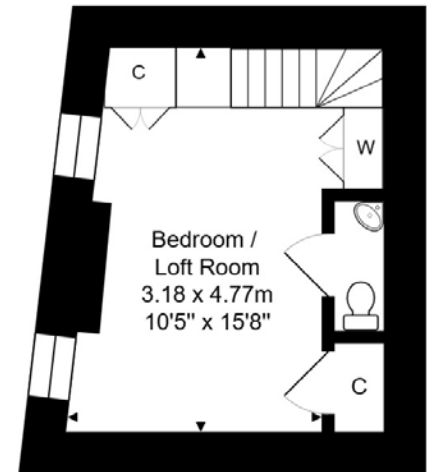
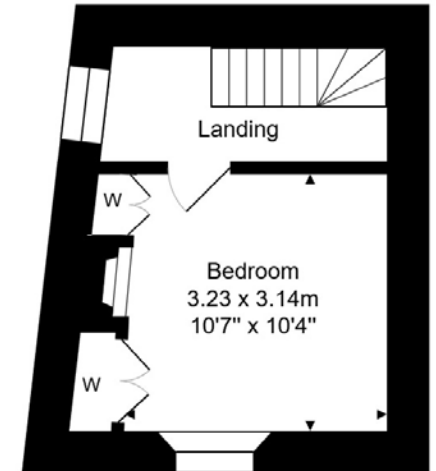
Total Area: 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup> (excluding living room, kitchen / diner)

Ground Floor  
Area: 3.8 m<sup>2</sup> ... 41 ft<sup>2</sup>  
Heat-Loss Perimeter: 0.9m ... 3ft



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.  
Area includes internal and external wall thickness  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

First Floor  
Area: 17.0 m<sup>2</sup> ... 183 ft<sup>2</sup>



Second Floor  
Area: 17.0 m<sup>2</sup> ... 183 ft<sup>2</sup>



