



**JEREMY JENKINS**

ESTATE AGENT



# **"Avonlea House", 93 Trowbridge Road, Bradford on Avon, BA15 1EG.**

**Guide price: £1,300,000.**

"Avonlea House" is a substantial period home near the town centre. 8 bedrooms, 2 good receptions, kitchen family room, large cellars, garden & garage.

A handsome late Victorian home built in 1885. The ground floor has an impressive kitchen family room opening onto a broad patio & the gardens; there is planning permission to significantly extend this room. To the front we have two receptions, one with fireplace, the other a bay window & log burner. The first floor has four double bedrooms & bathroom with shower & bath. The second floor has another four double bedrooms & a shower room. All bedrooms have fireplaces. There is a lot of space here for all the family, home offices, hobby room, playrooms or a larger bathroom on each floor. The three cellar room are a further opportunity to explore measuring nearly 1000 square feet! Lastly, we have a utility room & cloakroom. This is a significant amount of flexible well proportioned living space for you to enjoy.

Externally there is a long level lawn beyond the patio seating area immediately outside the house with a wilded area at the bottom. We find flower beds & borders, vegetable patch, green house, stone potting shed & of course the detached garage. To the front there is a wide driveway behind a stone wall & high hedge. There is plenty of space for family & friends to spread out into both inside & outside making Avonlea House a very rare opportunity indeed.

Beautiful Bradford on Avon offers enviable market-town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Wiltshire Music Centre, many quality places to eat & drink, eclectic range of shops & boutiques plus of course canal, river and country walks. The railway station & many bus stops in Bradford on Avon offer a picturesque ride to Bath & Bristol city centres for high-street shopping, entertainment & night life.

**EPC – D, Council tax band D.**

**Substantial period home in town centre**

**Large Kitchen family room**

**Eight double bedrooms, two bathrooms**

**Long level lawned gardens**

**Two receptions & extensive cellars**

**Garaging & good driveway parking**





*A substantial home in a  
central location*







*Ample flexible living spaces &  
extensive cellars*



*Comfortable, well-proportioned  
accommodation*







*Welcome to Avonlea House*



