



**JEREMY JENKINS**

ESTATE AGENT



## 23 The Pastures, Westwood, BA15 2BH.

Asking price: £735,000

Far more than meets the eye! Unexpectedly spacious village home on a super plot overlooking fields. Double garage & parking.

Some people need to have lots of space and lots of rooms and a nice big plot too. This substantial village home should provide all the flexible accommodation one could wish for plus a nice big, level garden backing onto fields. There are even rural views from the master suite's balcony – surely the perfect spot for unwinding at the end of the day or greeting the dawn? The emphasis here really is on space; there is room for all the family plus guests. The ground floor accommodation is especially flexible allowing for various demographics as we find a double bedroom & ensuite which leads out onto the garden & a study at the front for home workers. There is also a comfortable living room & cosy snug. The heart of the home will be the lengthy kitchen/dining room with patio doors joining the house & garden – a very sociable space. Adjoining this is the utility room & separate cloak room.

Externally the garden enjoys a west facing aspect. We find various spots to sit, planted beds, level lawn, green house & summer house. The garden backs onto fields and, like the house, enjoys a rural outlook. There is ample driveway parking & a detached double garage to the side of the house. **EPC - D**

This property and the favourable location combine to create a very attractive proposition for the space conscious house hunter. Westwood is a thriving community with good village amenities including; - a good pub, shop, church, primary school, village hall and invigorating walks! Westwood is also well placed for access to city centre shopping & entertainment in Bath via Freshford and the A36. Bradford-on-Avon offers enviable market town shopping, amenities, secondary school and rail links to Bath as well.

- 5/6 bedrooms, balcony, 3 bathrooms
- Study, snug, utility, and cloak room
- Lounge with fireplace, study & snug
- Impressive plot backing onto fields
- Lengthy kitchen/dining room
- Double garage and ample parking





*EPC - D.*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.  
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