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ESTATE AGENT

Owls Hoot, 11 St Margarets Place, Bradford-on-Avon, BA15 1DT.

Guide Price: £695,000

Detached home tucked away in the town centre. Great views. Sunny garden. Double garage & huge potential. NO CHAIN.

“Owls Hoot” is aptly named as this is a rare find in the town centre. This detached home is set off the beaten track away from traffic & tourists. The slightly elevated position offers views to both front & rear of townscape & wooded hillsides – a rarity in itself. Just as rare is the double garage & driveway parking. The house itself has plenty of flexible living spaces & offers great potential to remodel & modernize throughout. The ground floor has a 25ft lounge dining room with patio doors to the side & also leads out onto the garden via the conservatory. There is a central hallway with staircase & a study. The kitchen breakfast room has an adjoining utility & there is a shower room with WC. Upstairs there are four or five bedrooms; the fifth has been turned into a dressing room off the main bedroom. There is also a family bathroom. The first floor offers the greatest scope to remodel in my opinion & of course has the best of the views.

Externally we find a level garden which enjoys a south facing aspect. The garden is mostly lawned. The areas immediately outside the house are patioed offering sunny seating spots to soak up the sunshine & enjoy the peace & quiet. To the front is driveway parking behind a stone wall and in front of the double garage. Owls Hoot is a unique property & essential viewing for those wanting to live in the town centre.

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 canal, river and country walks. The railway station offers a picturesque ride to Bath city centre for high street shopping, entertainment and night life.

- Secluded central location
- Views to both front & rear
- Lounge dining room, study & conservatory
- Scope to modernize & remodel
- Sunny rear garden
- Double garage & driveway **NO CHAIN**





*Lots of potential is a superb
central location*

*Flexible spaces
NO CHAIN*

*Double garage &
driveway parking*

