



JEREMY JENKINS

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10 Newtown, Bradford-on-Avon, BA15 1NE.

Guide price: £800,000.

A unique Grade 2 listed property within easy walking distance of the town centre and offering extensive views as far as the Westbury White Horse. A wealth of original features, including a pair of Victorian conservatories that look onto a lovely garden. Unusually for Bradford-on-Avon, the property has a garage with additional forecourt parking. It even has a rare (and much photographed) Edward VII letterbox in the courtyard wall. The property combines gracious living with exciting possibilities for modernization and updating and is essential viewing for period house hunters. Entrance is across a walled, flag-stoned courtyard and into a glazed porch. Original oak steps lead down to a spacious, beautifully proportioned living/dining room with a handsome fireplace, and a large cellar below accessed via a spiral stone staircase. Adjoining the living room is an airy, well-lit kitchen and breakfast room, with views into a conservatory and out to the garden with its lawn, patio seating area and rose-covered arbour.

Going up from the entrance vestibule, we reach the first floor, which has two bedrooms with views over the town and towards the tithe barn. The main bedroom has an adjoining dressing room (presently used as a study), and an ensuite with bath (and original Queen Anne window!). There is an additional bathroom with modern shower opposite the second bedroom. The top floor has two further bedrooms, both with views. These are currently used as a library, lined with fitted bookcases, and a study as a scholarly retreat from the busy world outside.

The property also has a substantial workshop and laundry space (accessed from the courtyard), with a storage mezzanine level above. The garage & parking is just across the path at the side. Behind the garage we find a hidden vegetable patch.

Beautiful Bradford on Avon itself 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.

- Magical period home with views for miles
- Kitchen breakfast room & cellar
- Four bedrooms, dressing room & two bathrooms
- Gardens to front & rear
- Super 26 ft reception & two conservatories
- Garage, workshop & parking





Magical period home

Views for miles over the town

Pretty garden & garage

