

# whiteley helyar



*2,468 ft<sup>2</sup>  
(including annexe)*



*5 bedrooms  
(including annexe)*



*3 bathrooms  
(including annexe)*



*driveway  
parking*

Guide Price                      £1,000,000

The Paddocks, 16 Ashley Road, Bradford-on-Avon, BA15 1RW



A fabulous detached period house of charm and character with a separate annexe and extensive parking in this most convenient location on the Bath side of Bradford-on-Avon. Despite being not Listed, the house benefits from numerous fine original and desirable features (fireplaces, beams & exposed stonework, etc) and offers versatile, stylish and well presented accommodation.

### ACCOMMODATION

5 bedrooms (including the annexe)  
Living room with log burner  
Further kitchenette in the annexe  
Reception hall  
Gas fired heating

3 bathrooms (including annexe)  
Kitchen/dining room with Rayburn  
Study  
Utility and adjacent WC  
Various useful outbuildings

### EXTERNALLY

The Paddocks stands in attractive, secluded and well proportioned gardens. They are enclosed, mostly laid to lawn and level, with a pond, various flower borders, mature shrubs, bushes, ornamental and fruit trees. There is a stone paved terrace for outside dining and taking account of the sunshine and aspect, whilst the outbuildings comprise a very pretty stone folly, a timber workshop, studio/home office/gym and a great detached one-bedroom annexe (which has previously been let on Airbnb). To the front and side of the house is a gravelled driveway with an EV charger.

### LOCATION

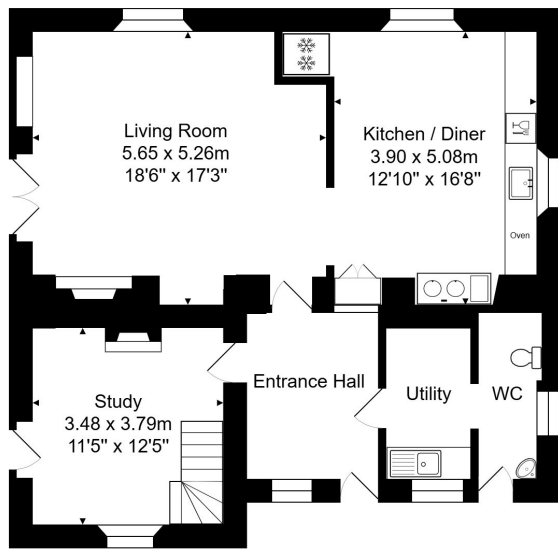
Bradford-on-Avon is a very popular town on the outskirts of Bath. Countless shops and amenities are just a short walk away (including many places to eat & drink, good schools, doctors surgery, dentist, swimming pool & sports fields, a library & the Music Centre) whilst lovely canal, river and countryside walks are also very closeby. The centre of Bath is only 7 or so miles away – a quick journey either by car, bus or rail - whilst swift access to the M4 is also available.



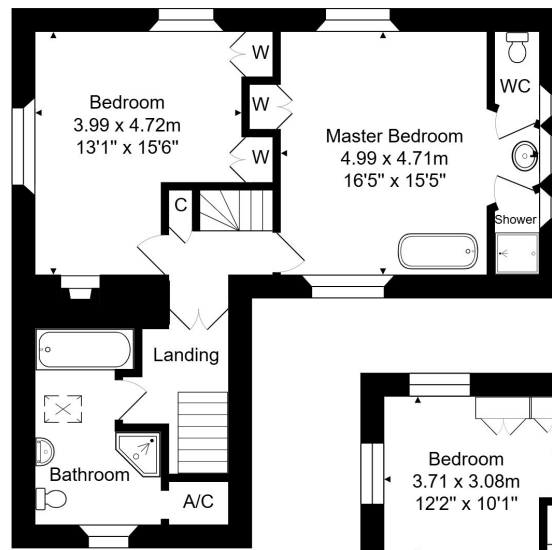




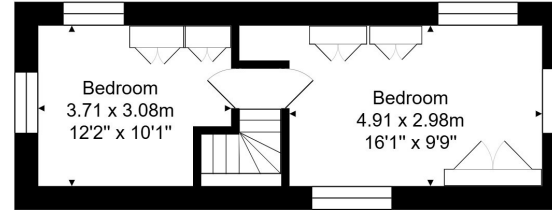




Ground Floor  
Area: 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>

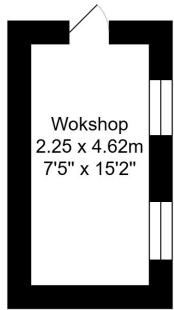


First Floor  
Area: 63.4 m<sup>2</sup> ... 683 ft<sup>2</sup>

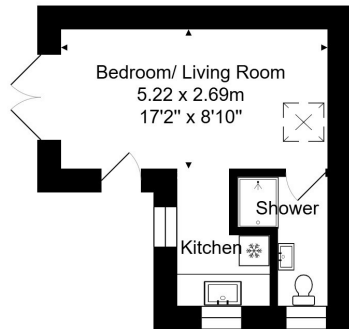


Second Floor  
Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup>

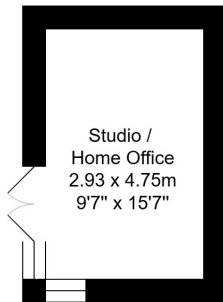
Total Area: 229.3 m<sup>2</sup> ... 2468 ft<sup>2</sup>



Workshop  
Area: 10.5 m<sup>2</sup> ... 113 ft<sup>2</sup>

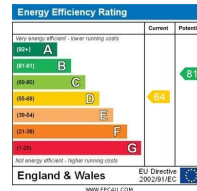


Annexe  
Area: 22.0 m<sup>2</sup> ... 237 ft<sup>2</sup>



Studio / Home Office  
Area: 14.6 m<sup>2</sup> ... 157 ft<sup>2</sup>

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.epcasassments.co.uk



**Tenure:** Freehold  
**Council Tax:** 'F' - £3,365.96