

whiteley helyar



2,468 ft²
(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

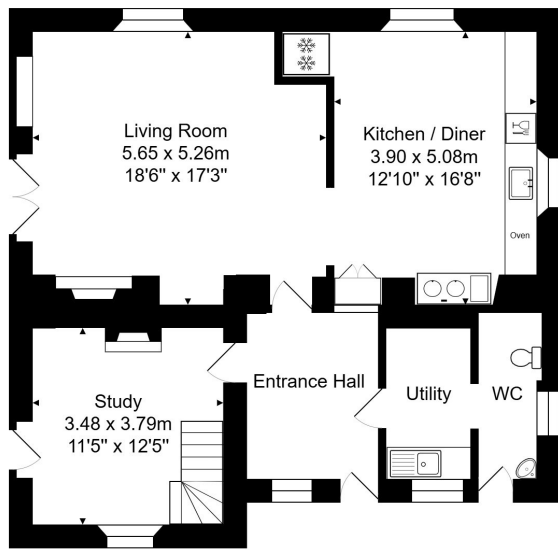
The Paddocks stands in attractive, secluded and well proportioned gardens. They are enclosed, mostly laid to lawn and level, with a pond, various flower borders, mature shrubs, bushes, ornamental and fruit trees. There is a stone paved terrace for outside dining and taking account of the sunshine and 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

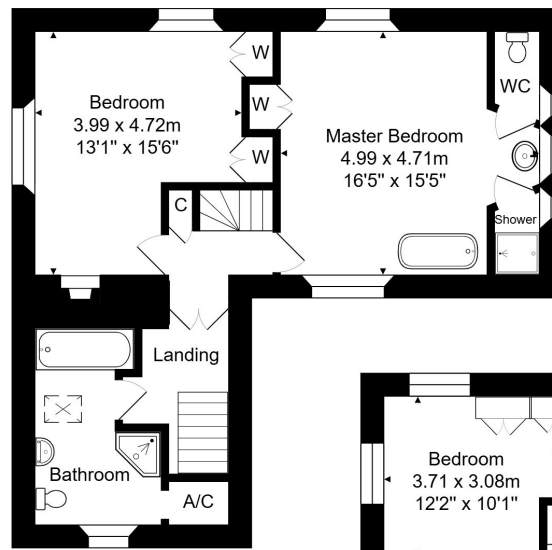
Bradford-on-Avon is a very popular town on the outskirts of Bath. Countless shops and amenities are just a short walk away (including many places to eat & drink, good schools, doctors surgery, dentist, swimming pool & sports fields, a library & the Music Centre) whilst lovely canal, river and countryside 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.



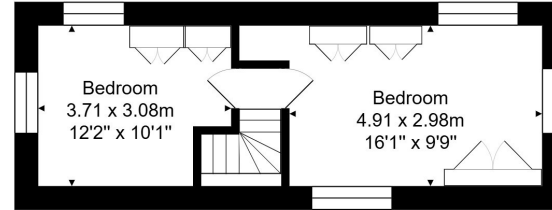




Ground Floor
Area: 88.7 m² ... 955 ft²

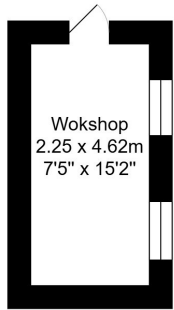


First Floor
Area: 63.4 m² ... 683 ft²



Second Floor
Area: 30.1 m² ... 324 ft²

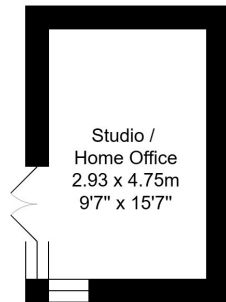
Total Area: 229.3 m² ... 2468 ft²



Workshop
Area: 10.5 m² ... 113 ft²

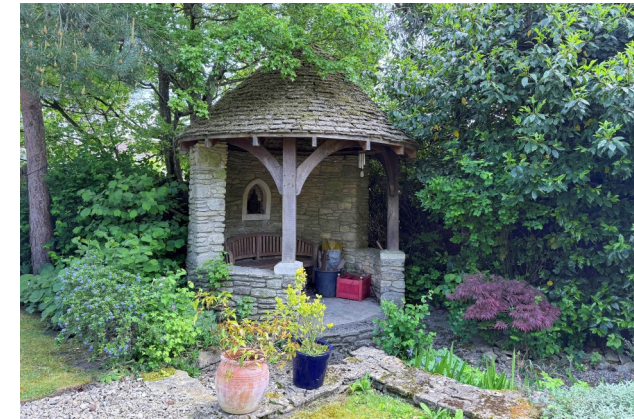
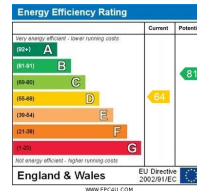


Annexe
Area: 22.0 m² ... 237 ft²



Studio / Home Office
Area: 14.6 m² ... 157 ft²

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