



28 The Pastures
Lower Westwood, Bradford on Avon, Wiltshire, BA15 2BH

Available with no onward chain, this four bedroom detached home offers a brilliant blank canvas in a highly desirable village. Tucked away in a quiet cul-de-sac adjacent to fields, the property requires modernisation throughout but features generously proportioned living space arranged over two floors. Presenting an exceptional opportunity for growing families or downsizers looking to create their dream home, all within a short walk of excellent village amenities and the National Trust's Westwood Manor.

Four Bedrooms
Sitting Room
Dining Room
Kitchen
Utility Room
Cloakroom
Shower Room
Garage
Driveway
Garden

£400,000



ACCOMMODATION (all dimensions approximate)

Entrance Hall

Obscure glazed entrance door, single glazed wooden window to front, radiator, stairs to the first floor.

Cloakroom

UPVC obscure double glazed window to side, two piece suite comprising wash hand basin and low-level WC.

Sitting Room 4.87m (16') max x 3.88m (12'9") max
Metal frame double glazed window to front, internal window to rear, radiator.

Dining Room 4.51m (14'10") x 3.08m (10'1")
Metal frame double glazed door and window to rear, radiator.

Kitchen 3.31m (10'10") x 3.04m (10')
Metal frame double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for dishwasher, fridge, fitted eye level electric oven, four ring gas hob with additional electric ring, pantry cupboard, under stairs cupboard, gas boiler serving heating and domestic hot water, wooden obscure glazed stable door to side.

Utility Room 3.35m (11') x 1.47m (4'10")
UPVC double glazed obscure door to rear, fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, vent for tumble dryer, space for freezer.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1 6.62m (21'9") max x 5.06m (16'7") max
Metal frame double glazed window to front, feature gas fireplace, radiator.

Bedroom 2 4.08m (13'5") x 2.77m (9'1")
Metal frame double glazed window to front, radiator.

Bedroom 3 3.93m (12'11") x 2.76m (9'1")
Metal frame glazed window to rear, storage cupboard, radiator.

Bedroom 4 3.06m (10') x 2.48m (8'2")
Metal frame double glazed window to rear, radiator.

Shower Room 2.54m (8'4") max x 2.25m (7'5") max
UPVC obscure double glazed window to side, three piece suite comprising shower enclosure, pedestal wash hand basin, and close coupled WC, shaver point, airing cupboard, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to gravel with mature flowers, shrubs and trees, and gated side access. The front garden is also mainly laid to gravel with mature shrubs and trees, and driveway providing off road parking.

Garage 6.61m (21'8") max x 2.62m (8'7") max
With rear personal door, power and light, and up and over door to front

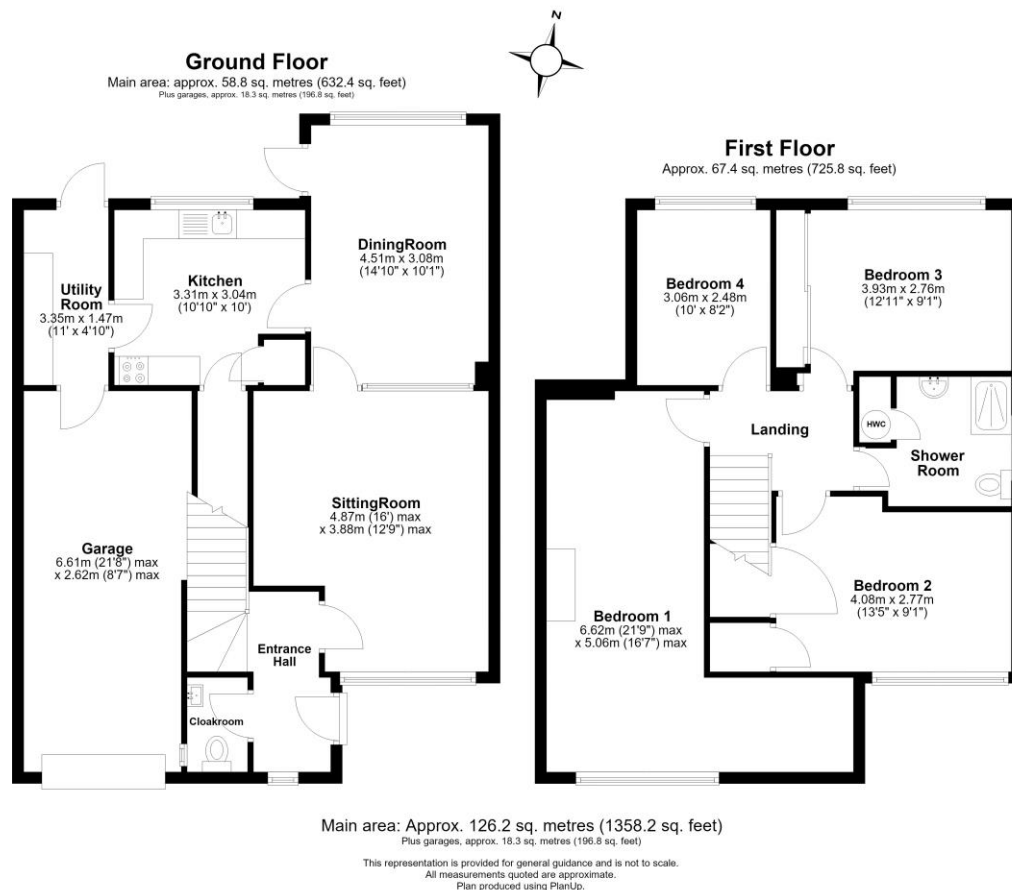
Council Tax:

Band D - £2,480.04 (April 2025 - March 2026 financial year). Improvement indicator - Yes. If a property has been improved or extended it will be reviewed and may increase following the sale of the property.

Tenure:

Freehold.





Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///opens.baking.marked

Directions: Leave Bradford on Avon via the B3109 Frome Road and take the second turning right onto Westwood Road. Continue through the village and take the fifth turning right onto The Pastures. Turn right into the first cul-de-sac on the right-hand side and number 28 will be found on the left-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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