



📍 Spring Cottage Monkton Farleigh, Bradford on Avon, Wiltshire, BA15 2QQ

🔗 Guide Price £800,000

A simply delightful 3-bedroom detached cottage situated in the heart of this most sought-after village location, located between Bath and Bradford on Avon. offering flexible and versatile accommodation and set within beautiful gardens.

- **** Open House 23rd June by Appointment Only ****
- A Pretty 3/4 Bedroom Detached Country Home
- Located in one of the Most Sought After Villages
- Located between Bath and Bradford on Avon
- Offering Flexible and Versatile Accommodation
- Extensive Gardens Both South & West facing Aspects
- Ground Floor Study/ 4th bedroom plus Utility Room
- Principle Bedroom with En-Suite Shower Room
- Private Drive with ample off-Street Parking

🏠 Freehold

🏠 EPC Rating E



*** Open House By Appointment only on 23rd May *** A pretty 3/4 bedroom detached country home located in one of the most sought-after villages, surrounded by stunning countryside with excellent access to Bath. The property has a spacious and natural flow between the main reception rooms, enabling flexible use of the space depending on family size and requirements. The main sitting room is a generous size with triple aspect windows that allow it to have an abundance of natural light, and has a feature fireplace with a real log fire. This room also features wide-opening French doors leading out to the garden. There is a further reception room, which can be used as a study; it is a large room and could be a further 4th bedroom if desired. The open plan kitchen and dining room has a charming Cotswold Stone floor and has been recently upgraded with a new Howdens Kitchen, including quartz work tops, induction hob and Bosch appliances integrated with plentiful cupboard storage. There is a useful utility room and a separate cloakroom. On the first floor, there are three double bedrooms with the principal bedroom having an en-suite shower room plus a refitted family bathroom. Externally, one of the standout features of this property is the extensive gardens wrapping around 3 sides of the house. A real gardener's paradise, facing south-west with mature perennial borders, a rose garden, two wide open lawns, and an area left to wilding, it has something for everyone. There is a private gravelled drive with off-street parking.

Situation

The highly popular and sought-after village of Monkton Farleigh is well placed for the Georgian city of Bath and the historic market town of Bradford-On-Avon. Surrounded by glorious countryside, the village benefits from immediate access to many scenic public footpaths and woodlands to explore. The village has a church, a popular primary school, and a pub. Bathford, approx. 1.5 miles away, has a village shop and cafe. The historic market town of Bradford-on-Avon is approx. 2 miles away and has a full range of shops and amenities, including a leisure centre, library and excellent schools. Bradford-on-Avon station offers direct links to Bath, Bristol, and London Waterloo. A choice of two golf clubs, Cumberwell Golf Club and Kingsdown Golf Club, are approximately 1 mile distant with extensive 18-hole courses, suited to all levels. The World Heritage Site of Bath is approx. 4 miles away, famed for its Georgian architecture and Roman heritage, along with an outstanding range of cultural, leisure and shopping amenities. There is a high-speed mainline rail service to London Paddington (journey time from 75 minutes) and Bristol Templemeads (from 15 minutes).



Monkton Farleigh, Bradford-on-Avon, BA15

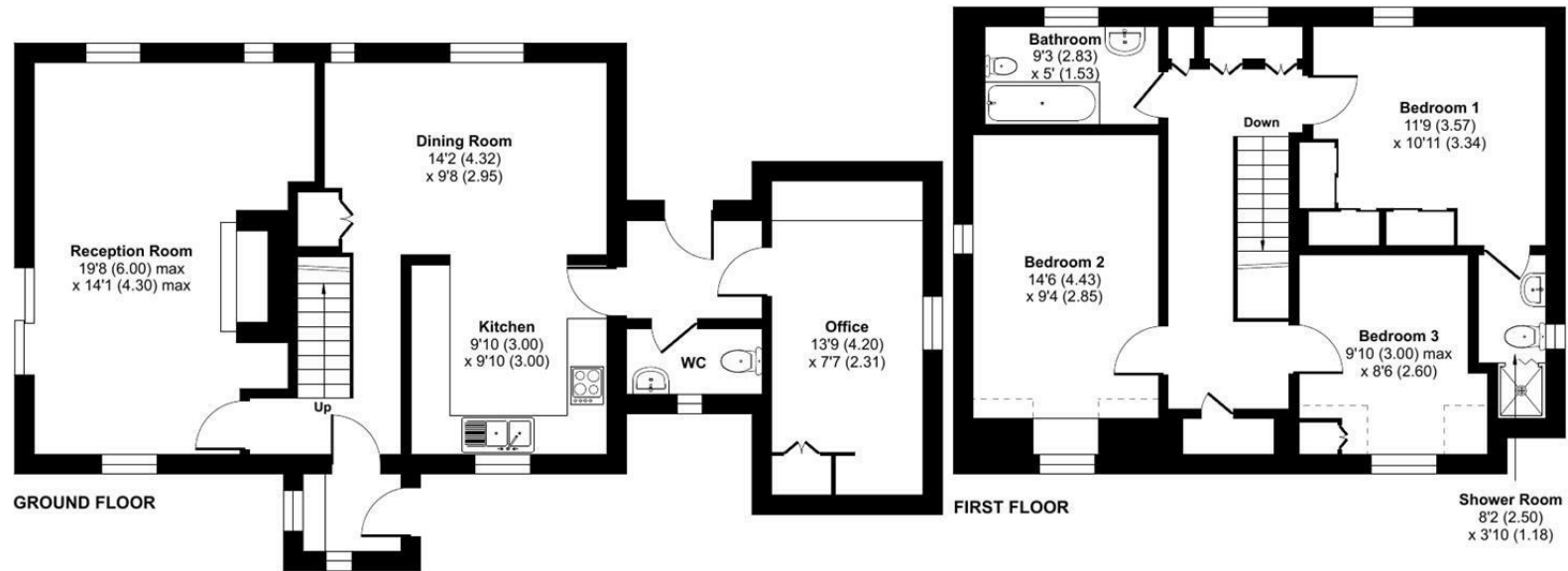
Approximate Area = 1361 sq ft / 126.4 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Total = 1382 sq ft / 128.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1431567

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