



46 St. Margarets Street
Bradford on Avon, Wiltshire, BA15 1DE



**BEST & FINAL OFFERS INVITED BY MONDAY
16TH NOVEMBER 2026**

Grade II Listed town house with a generous plot, ancillary coach house and garage, ideally situated in the heart of Bradford on Avon. Requiring complete restoration, this represents an exceptionally rare opportunity to acquire a substantial period home just moments from the town's excellent range of amenities, without compromising on living space, garden or parking. Extensive renovation will be required, but the opportunity to restore and create one of the town's finest period homes is truly exceptional.



Grand Design Opportunity

Four Bedrooms
Three Reception Rooms
Kitchen Breakfast Room
Three Loft Rooms
Coach House
Rare Garage
Generous Garden
Centrally Located
No Onward Chain

Offers in Excess of £400,000



ACCOMMODATION (all dimensions approximate)

GROUND FLOOR

Entrance Hall 5.31m (17'5") x 1.13m (3'8")

Wooden glazed entrance door, wooden door to rear, radiator.

Sitting Room 7.33m (24'1") max x 5.24m (17'2") max
Wooden single glazed sash window to front, wooden single glazed double door to rear, feature fireplace with wood burning stove, two storage cupboards, radiator.

Study 4.66m (15'3") max x 4.30m (14'1") max
Wooden single glazed sash window to front, feature fireplace, radiator.

Dining Room 4.59m (15'1") x 4.11m (13'6")
Two wooden single glazed sash windows to side, storage cupboard with hand basin, radiator.

Kitchen/Breakfast Room

5.60m (18'5") max x 3.88m (12'9") max
Wooden single glazed window to rear and side, wooden half glazed door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for freestanding cooker, radiator, floor mounted gas boiler.

FIRST FLOOR

Landing 0.96m (3'2") x 0.88m (2'10")
Single glazed skylight.

Bedroom 1 5.92m (19'5") max x 4.04m (13'3") max
Two wooden single glazed sash windows to front, fitted wardrobe, radiator.

Bedroom 2 4.74m (15'7") max x 3.90m (12'10") max
Two wooden single glazed sash windows to side and rear, radiator.

Bedroom 3 3.92m (12'10") x 3.62m (11'11")
Wooden single glazed sash window to front, cupboard, radiator.

Bedroom 4 3.53m (11'7") x 1.97m (6'6")

Wooden single glazed sash window to rear, cupboard housing hot water cylinder, radiator

Bathroom 3.01m (9'11") x 1.86m (6'1")

Wooden single glazed sash window to rear, heated towel rail, electric warm air heater.

Cloakroom 2.23m (7'4") x 2.06m (6'9")

Two wooden single glazed windows to rear, wash hand basin and close coupled WC.

SECOND FLOOR

Landing

Radiator.

Loft Room 1 5.11m (16'9") max x 4.90m (16'1") max
Wooden single glazed skylight.

Loft Room 2 4.19m (13'9") max x 3.53m (11'7") max
Wooden single glazed window to front.

Loft Room 3
Wooden single glazed window to front.

Cellar 4.68m (15'4") x 4.19m (13'9")
RESTRICTED HEAD HEIGHT. Feature fireplace, stairs up to ground floor.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of flowers, shrubs and trees, patio, and timber double door side access.

Coach House 8.34m (27'4") x 4.82m (15'10")*
UNSAFE TO ENTER DURING VIEWINGS Wood single glazed window to side, wooden door, external concrete stairs to upper floor. *Approximate measurements of ground floor only.

Garage 5.50m (18'1") x 4.26m (14')
Detached single garage with up and over door to front, wooden single glazed window to rear, wooden personal door to side.

Council Tax: Band F - £3,901.31 (April 2026 - March 2027 financial year).





Agents Note: Probate yet to be granted. Structural Engineers reports available upon request.

Tenure: Freehold. There is a flying freehold where a section of the neighbour's property over hangs the ground floor passage.

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

What3words: ///vacancies.logbook.lipstick

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and across the town bridge. Proceed on to St. Margarets Street where number 46 will be found on the right-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		76 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		