

18 The Pastures

Lower Westwood, Bradford on Avon, Wiltshire, BA15 2BH

KINGSTONS

Extended family-sized detached home enjoying a particularly impressive living space with a generous sitting room and kitchen/dining/family room opening onto the south westerly facing garden. Conveniently located within easy reach of the village amenities including the primary school, church, public house and the National Trust's Westwood Manor. Available with no onward chain, early viewing is recommended.





Three Bedrooms
Bedroom Four / Study
Sitting Room
Kitchen / Dining / Family Room
Cloakroom
En-Suite Shower Room
Bathroom
Garden
Gated Driveway & Garage
No Onward Chain

£450,000











ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall
UPVC obscure double glazed window and entrance door to front, UPVC double glazed window to side, stairs to first floor with cupboard under, built-in storage cupboard, radiator.

Sitting Room 6.48m (21'3") x 3.48m (11'5")
Two UPVC double glazed windows to rear, three radiators, UPVC double glazed door to garden.

Kitchen/Dining/Family Room 7.15m (23'5") x 6.79m (22'3") max
UPVC double glazed window to rear, fitted with a matching range of base units with worktop space over, 1 1/2 bowl stainless steel sink unit with mixer tap, electric point for cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine, radiator, UPVC double glazed double doors to garden, UPVC double glazed entrance door to front.

Bedroom 4 / Study 3.08m (10'1") x 2.63m (8'8")
UPVC double glazed window to front, radiator.

Cloakroom
UPVC obscure double glazed window to side, pedestal wash hand basin, close coupled WC.

FIRST FLOOR

Landing
UPVC double glazed window to side, loft hatch, UPVC double glazed door to side.

Bedroom 1 3.84m (12'7") x 3.29m (10'9")
UPVC double glazed window to rear, radiator, access to eaves storage.

En-suite Shower Room
Three piece suite comprising shower enclosure with fitted shower, wash hand basin with cupboard under, close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

Bedroom 2 3.10m (10'2") x 3.03m (9'11")
UPVC double glazed window to front, built-in wardrobe, radiator, access to eaves storage.

Bedroom 3 3.65m (12') x 2.03m (6'8")
UPVC double glazed window to side, radiator.

Bathroom
UPVC obscure double glazed window to side, three piece suite comprising bath with fitted shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

EXTERNALLY
Enclosed rear garden with areas laid to artificial lawn, patio and gravel, lighting, cold water tap, gated access to driveway and garage, gated access to front garden which is mainly laid to lawn with flower and shrub borders.

Garage 6.18m (20'3") x 3.13m (10'3")
Up and over door to front, wooden personnel door from garden, two UPVC double glazed windows to side, power and light connected.

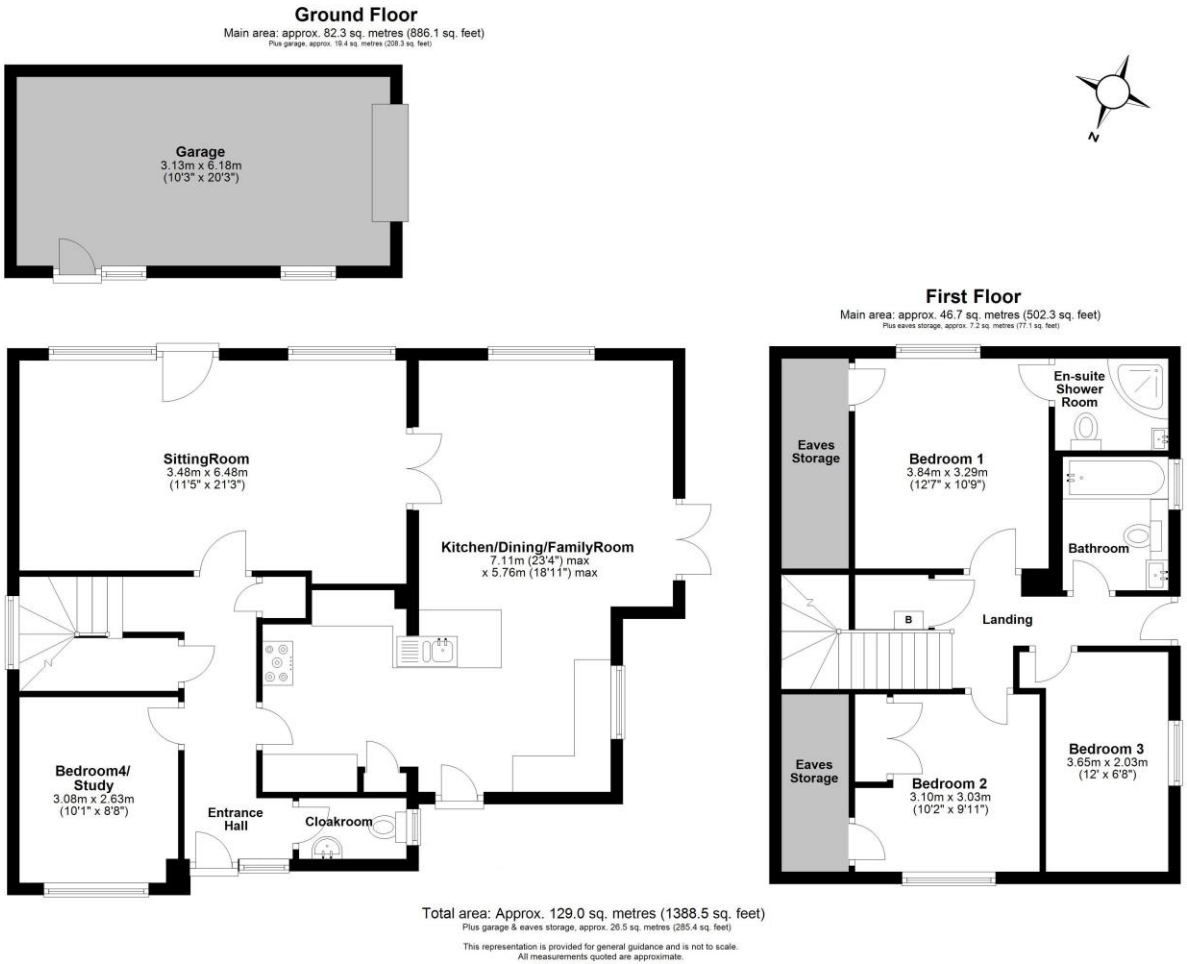
Tenure: Freehold.

Council Tax: Band D* - £2,480.04 (April 2026 - March 2027 financial year)
*The property has been extended since it was placed in this council tax band so it will be reviewed and may increase following the sale.



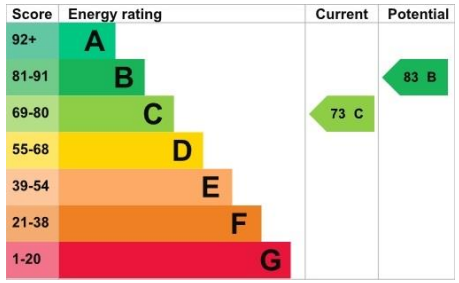












Viewing: Strictly by appointment through the agent **Kingstons.**

What3words: ///export.radar.half

Directions: Leave Bradford on Avon via Frome Road (B3109) and take the second turning right onto Westwood Road. Continue through the village and take the fifth turning right onto The Pastures where number 18 will be found up the hill 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.

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