

whiteley helyar



3,006 ft²
including garage annexe



4 bedrooms



2 bathrooms



*double garage &
extensive parking*

Guide Price £1,100,000

Oak House, 2 Windyridge Westwood, Bradford on Avon, BA15 2DU

A most spacious detached modern house presented and extended to a particularly high standard with extensive, fabulous gardens in this most sought after, tucked away and quiet position, enjoying a lovely open and sunny aspect. Being built on a double plot, there was space to add a substantial detached garage annexe (with a large room over and adjacent gym/office - ideal for home working), together with driveway parking for many cars

ACCOMMODATION

4 bedrooms (one currently used as a dressing room)	bathroom
en-suite shower room	family/sitting room
living room	dining room
sun room	well fitted kitchen/breakfast room
utility room, cloakroom & boiler room	gas fired heating & double glazing
detached garage block comprising gym/office, hobbies room and big double garage	

EXTERNALLY

The house stands in the most delightful gardens to front, side and rear. They are beautifully tended, of good size and almost level, enclosed and comprising manicured lawns, flower and herbaceous borders with an array of specimen shrubs, mature bushes and trees. Cleverly divided into various 'rooms', the gardens offer numerous sitting areas - perfect for outdoor dining and to take account of the superb aspect and sun or shade as required. There is outdoor lighting, water and power, a pretty pond, potting shed and garden store.

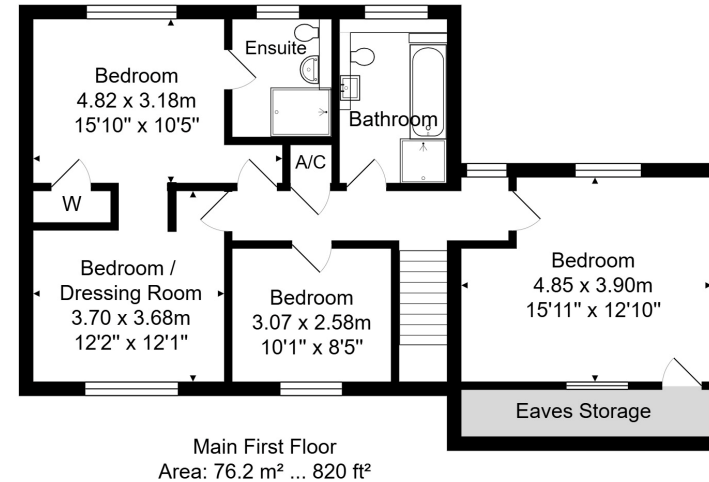
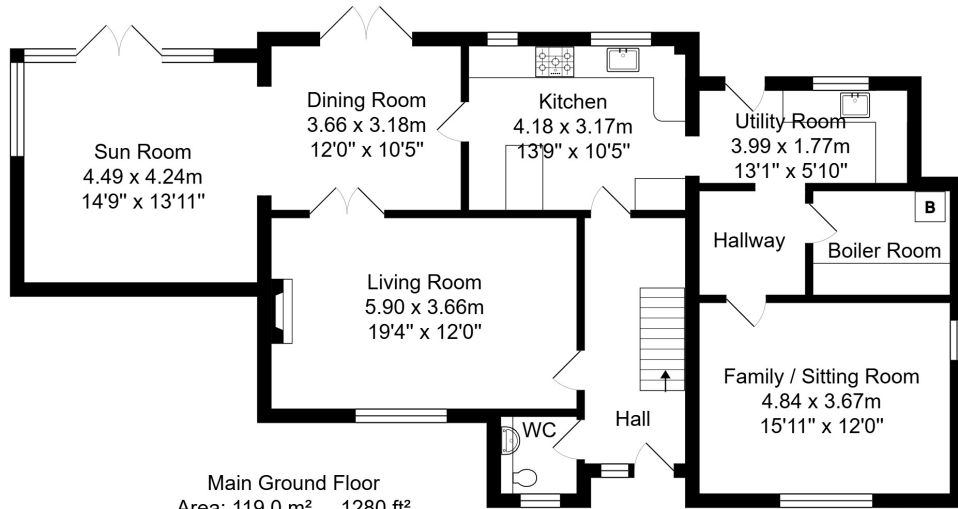
LOCATION

2 Windyridge occupies a wonderful and peaceful position in the highly sought after, 'proper' village of Westwood, adjacent to and overlooking lovely green open space. There is a popular primary school, the excellent New Inn public house, the Social Club (run by villagers for the local community), a church, local stores/post office and bus service - all nearby. Fabulous walks are close at hand (in the beautiful countryside surrounding the village, alongside the Kennet and Avon canal and to the pubs at Avoncliffe, Freshford and to Iford), the various shops, supermarkets, pubs, restaurants, indoor swimming pool and railway station facilities in the market town of Bradford on Avon are within a couple of miles, whilst Bath is just 6 or so miles distant.





Total Area: 279.3 m² ... 3006 ft² (excluding eaves storage, garden store, potting shed)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	76
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

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. www.epcassessments.co.uk

Freehold
Council tax band
 'G' £4501.52 ('26/'27)

