



JEREMY JENKINS

ESTATE AGENT



Saffron Cottage, 69 Trowbridge Road, Bradford-on-Avon, BA15 1EG.

Guide Price £575,000

Saffron Cottage is one of those you'll struggle to find but is well worth the effort, it's a hidden gem! A period home on a good plot bursting charm & character with interesting opportunities, just a short walk from the train station, primary & secondary schools and bustling town centre.

The ground floor accommodation offers three receptions; the cosy sitting room has a feature fireplace with dual fuel wood burner, the separate dining room adjoining the sitting room also has a decorative working fireplace with granite hearth, lovely parquet flooring & access to the front garden. The third reception is currently an office/study but could be a snug, playroom or bedroom. The linear kitchen is to the side of the house and has scope & potential with lapsed planning permission to extend. Upstairs are three bedrooms - two doubles with the smaller bedroom currently being used as a study. The principal bedroom and family bathroom both enjoy a leafy outlook, privacy & scenic views!

The plot is generous, the south facing garden is a good size with lawns, mature planting, fruit trees & winding paths to front & side with a rewilded area at the rear. There are lots of peaceful areas to sit or dine and enjoy fine days & sunsets with good company. There is also a garden cabin with scope, perhaps a children's playhouse or just extra storage. Lastly, we have a garden shed with power & a garage at the rear in a block with parking.

The cottage can either be approached via a flowery footpath from Trowbridge Road or from Upper Regents Park, once again along a path. There is access to local shops, pubs and school near Trowbridge Road and of course the railway station is within walking distance, great for commuters or those wanting to visit Bath city centre to shop without the hassle of parking. Bradford-on-Avon offers enviable market town amenities including; doctor and dentist, library, swimming pool, sports fields, churches & Music Centre. We also find an eclectic array of shops and boutiques plus lots of places to eat & drink. The railway stations at Avoncliff & Bradford-on-Avon offer a picturesque ride to Bath & Bristol.

- **Period home bursting with charm**
- **Central, secluded, peaceful location**
- **Three bedrooms**
- **Generous plot & south facing garden**
- **Three receptions – flexible living**
- **Garage in a block plus parking space**





Hidden away, location in town

Generous south facing garden

Garage & parking

J373 Printed by Ravensworth 01670 713330

