



26 The Pastures  
Lower Westwood, Bradford on Avon, Wiltshire, BA15 2BH

A well-proportioned, two-storey detached house tucked away in a peaceful position, yet conveniently close to village amenities including a primary school, shop and post office, church, pub, and the National Trust's Westwood Manor. Requiring full modernisation, the property offers tremendous scope for improvement and represents a rare opportunity to create a bespoke home in a highly sought-after location. Offered with no onward chain.



Three Bedrooms  
Sitting Room  
Dining Room  
Kitchen  
Garden Room  
Utility Room  
Bathroom  
Cloakroom  
Garage & Driveway  
Garden

**£365,000**



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

#### Porch

UPVC double glazed obscure entrance door and window to side.

#### Entrance Hall

UPVC obscure double glazed window to side, internal obscure glazed window, stairs to the first floor, radiator.

#### Cloakroom

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

**Sitting Room** 4.86m (15'11") x 3.84m (12'7") max  
UPVC double glazed window to front, window to rear, two radiators.

**Dining Room** 3.06m (10') x 3.03m (9'11")  
Two windows to rear.

**Garden Room** 3.50m (11'6") x 2.13m (7')  
UPVC obscure double glazed windows to side and rear, UPVC double glazed door to garden, door to:

**Utility Room** 2.34m (7'8") x 2.12m (6'11")  
UPVC obscure double glazed windows to side and rear.

**Kitchen** 3.33m (10'11") x 3.06m (10')  
Single glazed window to rear, UPVC double glazed door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for washing machine, fitted electric oven and four ring electric hob with extractor hood over, radiator, understairs storage cupboard.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, access to loft, airing cupboard.

**Bedroom 1** 3.41m (11'2") max x 3.23m (10'7")

UPVC double glazed window to front, wardrobe, radiator.

**Bedroom 2** 3.90m (12'10") x 2.90m (9'6")

UPVC double glazed window to rear, radiator.

**Bedroom 3** 3.07m (10'1") x 2.51m (8'3")

UPVC double glazed window to rear, radiator.

**Bathroom** 2.51m (8'3") x 2.14m (7')

UPVC obscure double glazed window to side, three piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, radiator.

#### EXTERNALLY

The rear garden is mainly laid to lawn with shed and gated side access.

**Garage** 5.66m (18'7") x 2.75m (9') max

Integral single garage with UPVC double glazed door to garden, power and light, up and over door to front, and cold water tap.

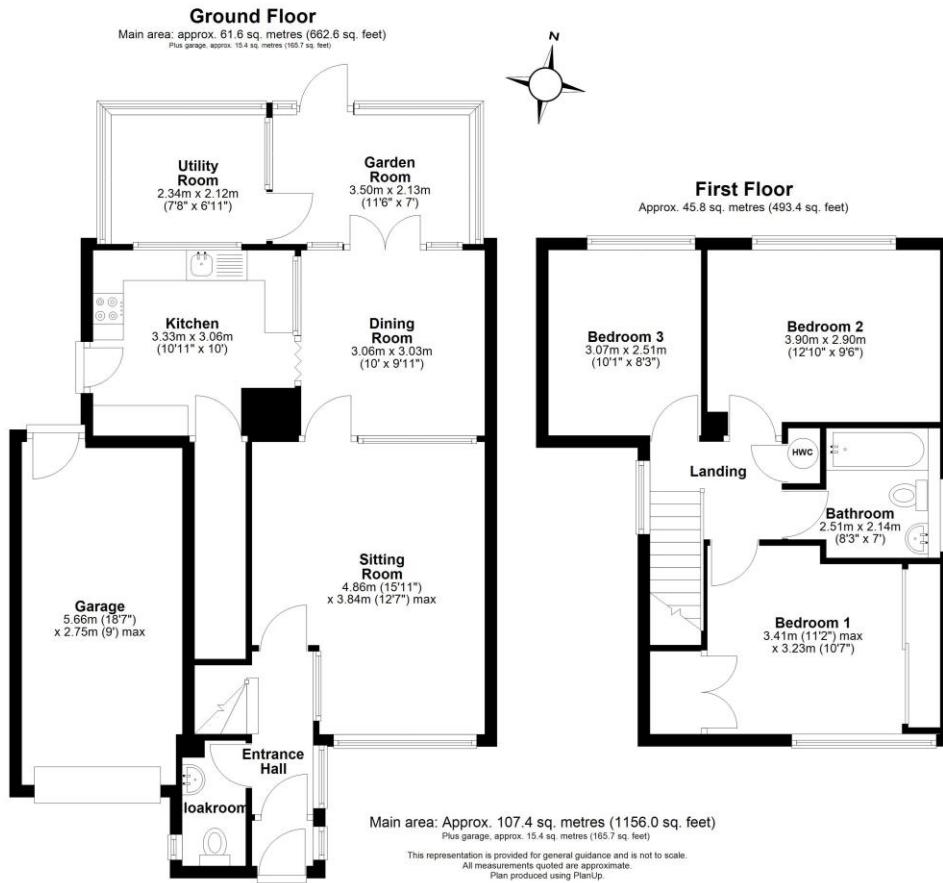
#### Council Tax:

Band D - £2,355.54 (April 2025 - March 2026 financial year)

#### Tenure:

Freehold.





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

**What3words:** //silks.extend.keep

**Directions:** From our office in Silver Street, via the B3109 Frome Road and take the second turning right onto Westwood Road. Continue through the village and take the fifth turning right onto The Pastures. Turn right into the first cul-de-sac on the right-hand side and number 26 will be found towards the end on the left-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.

