



33 Newtown, Bradford on Avon, Wiltshire, BA15 1NF

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A charming Grade II Listed detached home set in one of Bradford on Avon's most sought-after addresses, commanding far-reaching views

Central location | 3/4 bedrooms | Far-reaching views | Detached | Scope to modernise | Courtyard garden | Grade II Listed | Georgian | Bespoke kitchen | Period features throughout

Newtown is situated on the northern slopes of Bradford on Avon, offering convenient access to the town centre as well as excellent connections to Bath and the M4 motorway. Bradford on Avon itself is a thriving and characterful market town, offering a wide range of amenities including independent shops, cafés, pubs and restaurants, along with leisure facilities such as a swimming pool and a well-regarded music centre. There are two excellent primary schools as well as a highly regarded secondary school.

The nearby World Heritage City of Bath provides an exceptional array of cultural, sporting, leisure and shopping opportunities. Renowned for its historic architecture and vibrant atmosphere, Bath is home to a number of acclaimed restaurants, as well as landmarks and attractions including the Theatre Royal, Bath Abbey and the Roman Baths.

Description

The raised ground floor leads to two well-proportioned reception rooms, the larger of which is the light and spacious sitting room. With dual-aspect windows, an original feature fireplace and attractive period detailing throughout, this elegant room forms the true heart of the home. Opposite the sitting room is the formal dining room, currently utilised as a study, though it would also make an excellent drawing room or additional reception space.

Descending to the lower ground floor, you will find the bespoke kitchen, fitted with floor-to-ceiling cabinetry and a gas Aga, creating a warm and characterful space for cooking and entertaining. This level also benefits from a good-sized utility room and a downstairs cloakroom. Doors from the kitchen lead out to an under-croft storage area, with a staircase providing convenient access up to street level.





On the first floor sits the principal bedroom, enjoying the same wonderful views as the living room. The room offers ample space for freestanding furniture, in addition to a large built-in wardrobe. Across the hallway is a generous study which could equally serve as a child's bedroom or nursery. The family bathroom is fitted with a three-piece suite and offers scope to add a separate shower.

Ascending to the second floor are two further double bedrooms and an additional bathroom. The views from bedroom two are particularly impressive, stretching across Salisbury Plain and taking in the iconic White Horse at Westbury.

Outside, the established courtyard garden provides a delightful space to relax and unwind. The south-east facing courtyard is enclosed by wrought iron railings and features raised beds with mature planting. Parking is readily available on the street, with residents eligible to obtain a permit.

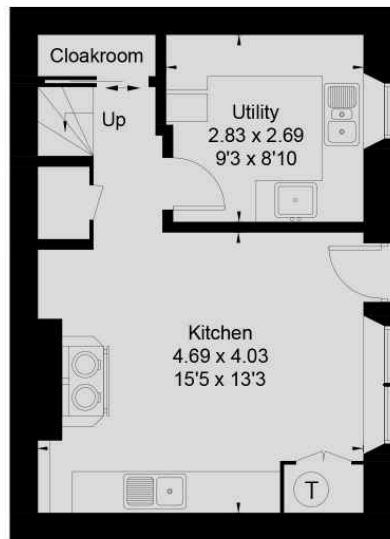
N.B. All windows in the property have been fully draft-proofed. There is a fitted alarm system.

General Information

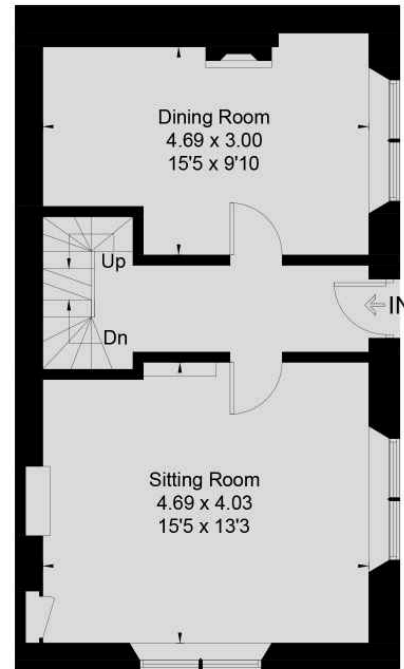
- Council tax band - F
- Tenure - Freehold
- Services - Mains connected
- EPC - 45 (E)
- Restrictions - Grade II Listed



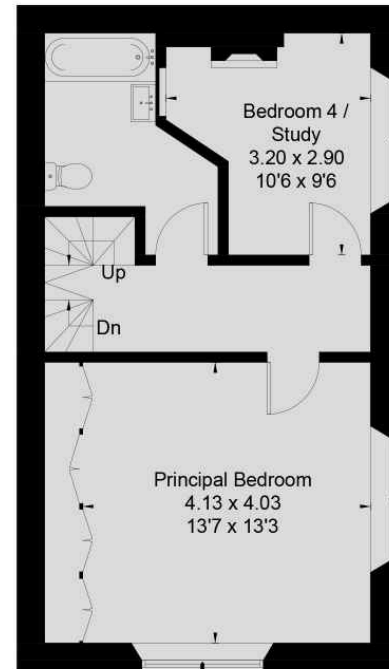
Approximate Floor Area = 150.1 sq m / 1616 sq ft



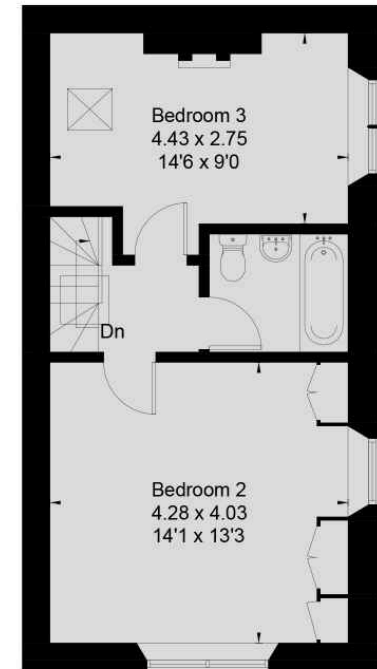
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



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