

whiteley helyar



1,185 ft²



3 double
bedrooms



2 en-suites &
downstairs WC



double carport
&
visitors parking

Guide Price £565,000

10 Ancliff Square, Avoncliff, Bradford-On-Avon, BA15 2HD

A delightful Grade II listed house in this select development tucked-away in the picturesque hamlet of Avoncliff within walking distance of the canal and railway station. This well presented home offers versatile accommodation over three floors as well as beautifully kept gardens and a double car port.

ACCOMMODATION

entrance hall
kitchen breakfast room
boot room and downstairs cloakroom
dining room

sitting room with wood burner
three double bedrooms
en-suite bathroom
en-suite shower room

EXTERNALLY

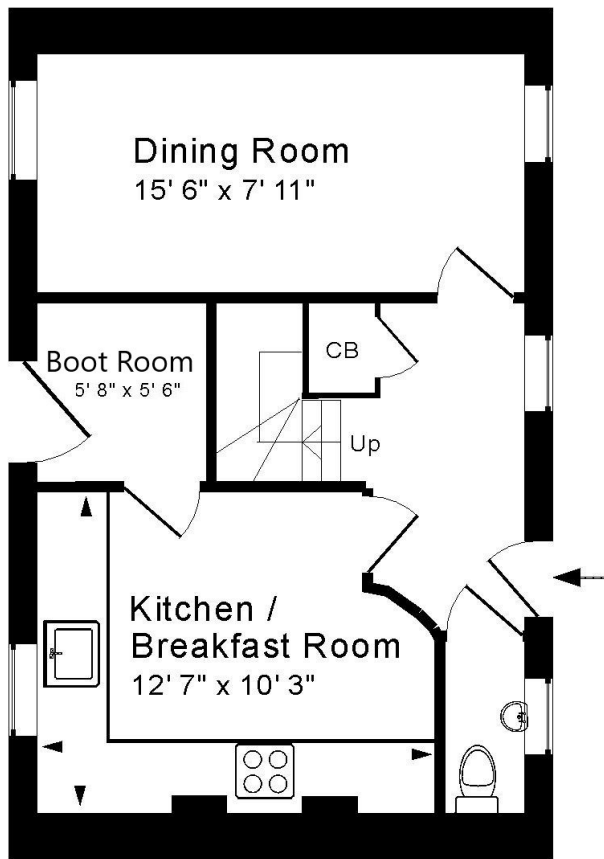
The property can be approached through the impressive communal courtyard gardens to the front via its imposing central fountain water feature or from the rear entrance via a double car port. The delightful walled rear garden is low maintenance with areas of patio and stone chippings, the borders are well stocked with flowers and shrubs with a recess by the back door creating a sunny/sheltered spot to sit. There is also a timber garden store, summerhouse and greenhouse for those with green fingers.

LOCATION

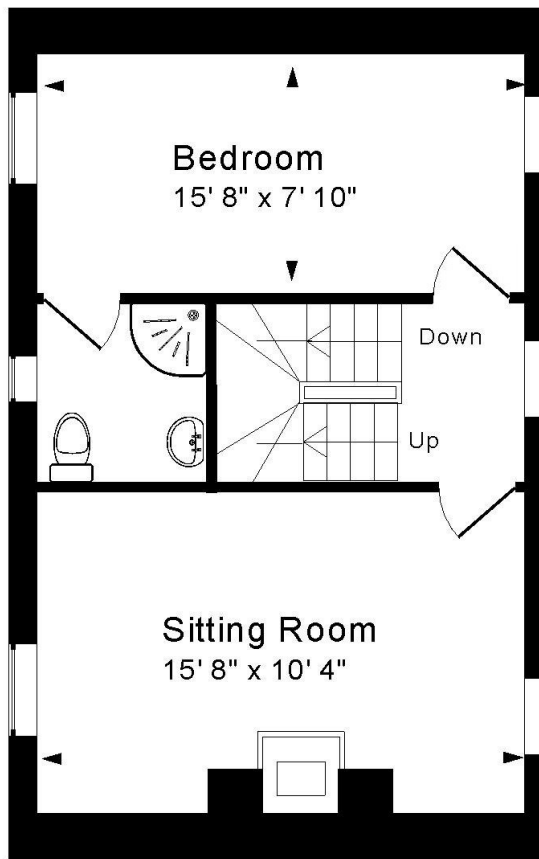
The property can be found tucked away at the end of a leafy private driveway in the heart of the delightful and sought after hamlet of Avoncliff within short walking distance of two recently refurbished riverside pubs and popular tea garden. Ancliff Square is a special spot, a stone's throw from the beautiful Grade II listed aqueduct, the River Avon and a highly regarded canal-side pub and cafe. The local railway station is a few minutes' walk away, affording surprisingly swift access to Bath, Bristol and Bradford-On-Avon, unusual for such a beautiful and secluded spot. The property is perfectly positioned for canal side walks into Bradford-On-Avon or to the Dundas aqueduct on the way to Bath.



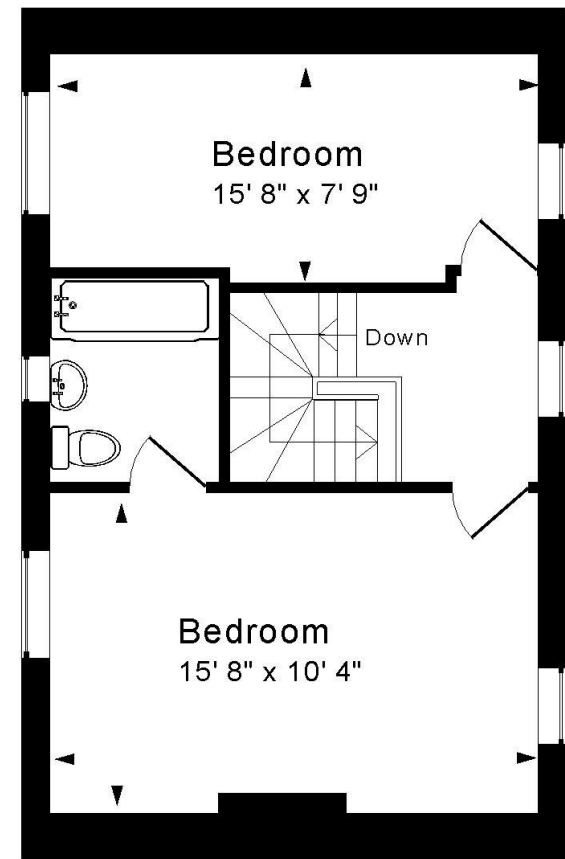




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,185 Sq. Ft. / 110 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0881

Tenure: Tenure: Share of Freehold,
 in the process of being made Freehold
Council Tax: 'E' = 3031.16
Service charge: £175 PCM

