



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

This beautifully renovated detached home occupies a generous plot in the sought-after village of Westwood, directly backing onto open fields. Inside, the light and airy accommodation features a stunning open-plan living area, complete with a cozy wood-burning stove in the sitting room and bi-fold doors in the kitchen-diner that open seamlessly to the garden. Outside, a versatile garden building serves as a home office or gym alongside a practical utility room. Offering a rare blend of desirable features, early viewing is highly recommended.



Three Bedrooms
Bedroom Four/Study
Sitting Room With Wood Burner
Kitchen/Dining Room With Bi-Folding Doors
Utility Room
Office/Gym
Bathroom & Shower Room
Generous Garden Backing Onto Fields
Driveway For Several Vehicles
Vendor Suited

£600,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Two UPVC full-height obscure double glazed windows and entrance door to front, stairs to the first floor, radiator.

Sitting Room 6.76m (22'2") x 3.64m (11'11")

UPVC double glazed window to front, UPVC double glazed full-height picture window to rear, feature fireplace with wood burning stove, two radiators.

Kitchen/Dining Room

6.64m (21'9") x 3.92m (12'10") max
UPVC double glazed window to rear, double glazed bi-folding doors onto garden, fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, eye level double oven, electric hob with extractor hood over, radiator.

Study/Bedroom 4 3.00m (9'10") x 2.74m (9')

UPVC double glazed window to front, radiator.

Shower Room

Three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1 5.74m (18'10") max x 3.64m (11'11") max
UPVC double glazed windows to front and rear. two built-in eaves storage cupboards, two radiators.

Bedroom 2 4.54m (14'11") x 2.80m (9'2") max
UPVC double glazed window to rear, built-in wardrobe and eaves storage cupboard, radiator.

Bedroom 3 4.54m (14'11") x 2.84m (9'4") max
UPVC double glazed window to front, built-in storage cupboard and eaves cupboard, radiator.

Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of mature shrubs and trees, decked area and gated side access. The front garden is mainly laid to lawn with a driveway providing off road parking for several vehicles

Office/Gym 3.56m (11'8") x 3.41m (11'2")

UPVC double glazed windows to side and rear, UPVC double glazed double doors from garden.

Utility Room 3.41m (11'2") x 2.36m (7'9")

Two UPVC double glazed windows to side, wooden entrance door from garden.

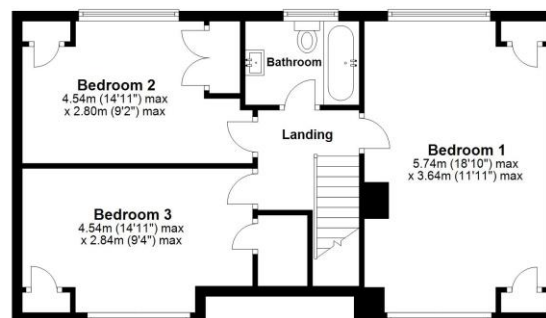
Council Tax:

Band F - £3,582.28 (April 2026 - March 2027 financial year).

Tenure:

Freehold.





Total area: approx. 148.5 sq. metres (1598.8 sq. feet)
This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



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

What3words: ///rust.summer.coins

Directions: Leave Bradford on Avon via the Frome Road (B3109) and take the first turning on the right-hand side, sign posted Westwood. Proceed through the village and turn right into The Pastures where number 17 will be found further up 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY
01225 867591 | bradford@kingstons.biz
www.kingstons.biz

