92 Winsley Road

Bradford on Avon, Wiltshire, BA15 1PA

KINGSTONS

Beautifully positioned on a generous plot on the Bath side of Bradford on Avon and bordering tranquil woodland, this individual detached home offers outstanding scope for transformation. Requiring modernisation but brimming with potential, it enjoys sweeping views to the rear and presents an exceptional chance to create a striking, bespoke residence. The accommodation is notably spacious and versatile, arranged over two floors with multiple reception rooms, four/five bedrooms, and a bathroom, shower room, and en-suite. A generous driveway and detached garage complete the impressive list of features. A truly rare opportunity. Vendor suited.

Four/Five Bedrooms
Sitting Room
Study
Kitchen Breakfast Room
Dining Room
Utility Room
Bathroom, Shower Room, En-Suite & Cloakroom
Large Garden
Double Garage & Driveway
Vendor Suited

£900,000

ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall
Wooden entrance door and two metal frame single glazed windows with secondary glazing to front, stairs to first floor, storage cupboard, radiator.

Cloakroom 2.61m (8'7") x 1.85m (6'1")
High level metal frame single glazed window with secondary glazing to front, two piece suite comprising wash hand basin with cupboard under and close coupled WC, radiator.

Study 3.35m (11') max x 2.96m (9'9") max
Metal frame single glazed window with secondary glazing to front, radiator.

Dining Room 3.62m (11'11") x 3.17m (10'5")
Metal frame double glazed double door to rear, two metal frame double glazed windows to rear, radiator.

Kitchen/Breakfast Room 4.72m (15'6") x 3.94m (12'11")
Two metal frame double glazed windows to rear, fitted with a matching range of base and eye level storage units, stainless steel sink and drainer unit, stainless steel prep sink, four ring electric hob with extractor hood over, fitted electric eye level oven, space for fridge freezer, radiator.

Utility Room 2.98m (9'9") x 2.77m (9'1")
UPVC double glazed door and window to rear, fitted with a matching range of base units, stainless steel sink, plumbing for washing machine and dishwasher, space for tumble dryer, airing cupboard housing hot water cylinder

Sitting Room 8.49m (27'10") x 5.16m (16'11") max
Metal frame single glazed window with secondary glazing to front, metal double glazed sliding door to rear, feature fireplace with wood burning stove, two radiators, spiral staircase up to:

Mezzanine 3.13m (10'3") x 2.34m (7'8")
Metal frame double glazed window to rear, UPVC double glazed skylight.

FIRST FLOOR

Landing
Metal frame single glazed window to front, loft hatch.

Bedroom 1 5.16m (16'11") x 4.51m (14'10")
Two metal frame single glazed windows with secondary glazing to front and side, fitted wardrobe, radiator.

En-Suite Shower Room 1.97m (6'6") x 3.65m (3'11")
Metal frame single glazed window to front with secondary glazing, three piece suite comprising shower enclosure with electric shower, wash hand basin, and lose coupled WC, electric fan heater, extractor fan.

Bedroom 2 3.95m (13') x 3.65m (12')
Metal frame single glazed window with secondary glazing to side and rear, fitted wardrobe, radiator.

Bedroom 3 3.65m (12') x 3.18m (10'5")
Metal frame single glazed window with secondary glazing to rear, fitted wardrobe, radiator.

Bedroom 4 3.66m (12') x 3.19m (10'6")
Metal frame single glazed window with secondary glazing to front, fitted wardrobe, radiator.

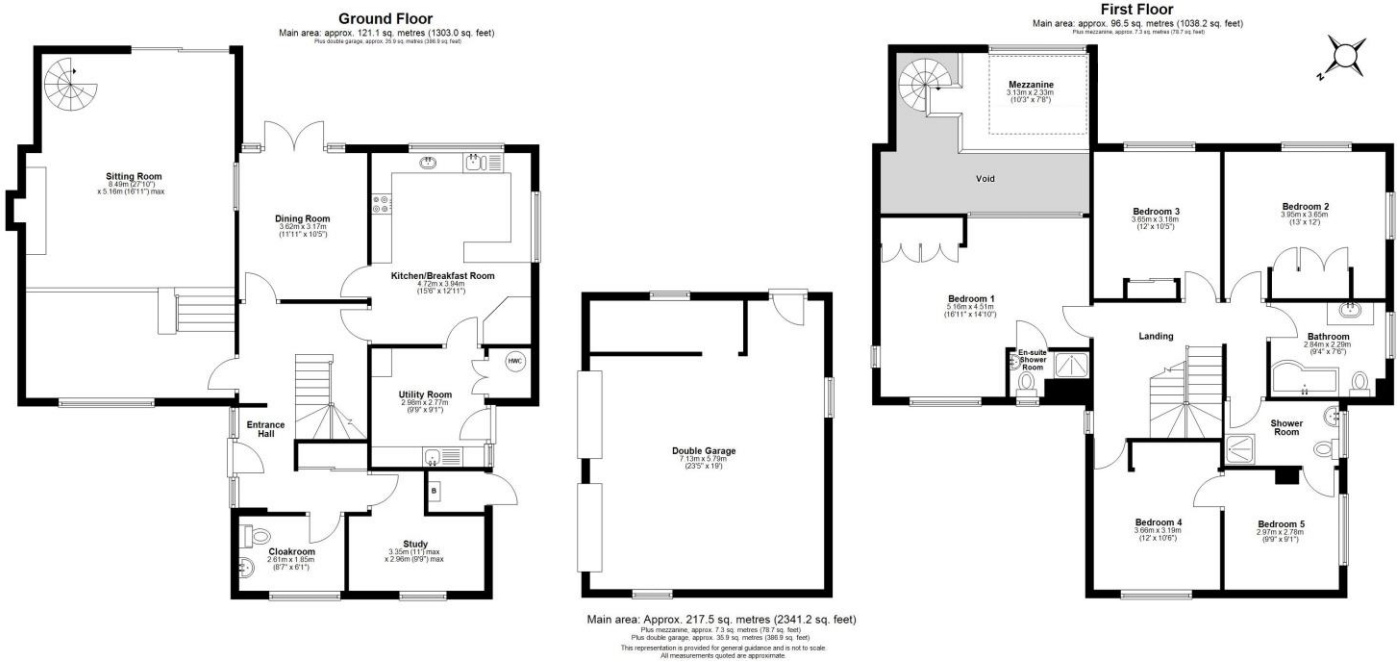
Bedroom 5 2.97m (9'9") x 2.78m (9'1")
Metal frame single glazed window with secondary glazing to side, radiator.

Shower Room 2.77m (9'1") x 1.65m (5'5")
Metal frame single glazed window with secondary glazing to rear, three piece suite comprising shower enclosure with electric shower, pedestal wash hand basin and close coupled WC.

Bathroom 2.84m (9'4") x 2.29m (7'6")
Metal frame single glazed window with secondary glazing to side, three piece suite comprising bath with electric shower over, wash hand basin in vanity unit and close coupled WC, heated towel rail.

EXTERNALLY
The rear garden is mainly laid to lawn with a variety of flowers, shrubs, and trees, patio area, and ornamental pond. The front garden is also mainly laid to lawn with a variety of trees and shrubs, and driveway providing off road parking.

Double Garage 7.13m (23'5") x 5.79m (19')
Wooden personal door to side, three wooden single glazed window to sides and rear, power and light connected, up and over garage door to front.

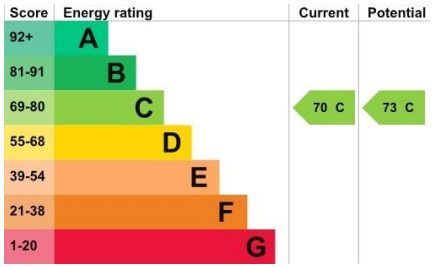


Council Tax: Band G - £4,266.58 (April 2025 - March 2026 financial year). **Tenure:** Freehold.

Viewing: Strictly by appointment through the agent **Kingstons.** **What3words:** ///nudge.cool.pickles

Directions: From our office on Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Continue up the hill via Masons Lane and bear left at the mini roundabout onto Bath Road. At the next mini roundabout, turn left onto Winsley Road. Continue along Winsley Road, and number 92 will be the last house on the left-hand side as you leave Bradford on Avon.

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.



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