



2 Lyndhurst Bungalows
French Grass, Bradford on Avon, Wiltshire, BA15 1DX

Stunning individual home enjoying an idyllic setting with a generous garden, just moments away from the town centre and railway station. Originally constructed in the 1930s as one of a pair of semi-detached bungalows, this charming property provides a rare combination of space and privacy, and offers a surprisingly generous plot for such a convenient location. The quirky and characterful accommodation has been lovingly renovated by the current owners, featuring a vibrant and stylish colour scheme throughout. Outside, the delightful 'oasis' garden has been thoughtfully created as a lush, green retreat, offering a wonderful haven for gardening enthusiasts and nature lovers alike. Benefitting from a range of useful outbuildings, together with a variety of internal spaces, that could readily accommodate a home office, studio, workshop or hobby area. With its generous plot, versatile accommodation, wealth of character and enviable proximity to the town centre, this is a truly special opportunity for a green-fingered buyer seeking both convenience and space. Early viewing is highly recommended to fully appreciate all that this unique home has to offer.

£695,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch 1.28m (4'2") x 1.27m (4'2")

UPVC double glazed entrance door to front, wooden single glazed windows to front and side, radiator.

Entrance Hall 4.63m (15'2") x 3.55m (11'8") max

UPVC double glazed window to front, feature fireplace with wood burning stove, stairs to the first floor with storage cupboard under, two radiators.

Sitting Room 5.50m (18'1") x 5.50m (18'1")

UPVC double glazed window to front, metal double glazed sliding door to garden, feature fireplace with wood burning stove, three radiators.

Dining Room 4.50m (14'9") x 3.66m (12')

UPVC double glazed window to rear, metal double glazed door to garden, radiator.

Kitchen/Breakfast Room 5.53m (18'2") x 3.32m (10'11")

UPVC double glazed entrance door to front, UPVC double glazed windows to front and rear, fitted with a range of base and eye level units with worktop space over, composite sink, freestanding electric cooker, space for fridge freezer, plumbing for washing machine and dishwasher, water softener, two radiators, stairs to first floor loft room and lower ground floor studio.

Bedroom 1 4.62m (15'2") x 2.83m (9'3") max

Two UPVC double glazed windows to side, radiator.

Bedroom 2 3.66m (12') x 2.72m (8'11")

UPVC double glazed window to side, radiator.

Bathroom

Two UPVC obscure double glazed windows to side, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, shaver point, radiator.

Shower Room

UPVC double glazed window to front, fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, shaver point, radiator.

FIRST FLOOR

Bedroom 3 3.57m (11'9") x 2.69m (8'10") max

UPVC double glazed windows to front, sides and rear, UPVC double glazed door leading to balcony, radiator.

Loft Bedroom / Den 4.80m (15'9") x 2.03m (6'8")

Two wooden double glazed Velux windows.

Loft Room 5.49m (18') x 2.41m (7'11")

Wooden double glazed Velux window, doors to eaves storage.

LOWER GROUND FLOOR

Studio 4.88m (16') 2.59m (8' 6")

UPVC double glazed windows to side and rear.

EXTERNALLY

Enclosed rear garden with a variety of mature trees, shrubs and flower beds, two patio areas, two ornamental ponds, vegetable patch, fruit cages, chicken run, cold water tap, external power socket and lighting, undercroft storage.

Summer House 2.82m (9'3") max x 2.69m (8'10") max

Period stone-built octagonal summer house with wooden entrance door and three single glazed windows, power and light connected.

Garden Office 3.26m (10'9") x 2.24m (7'4") max

Timber garden office with wooden entrance door and wooden double glazed window, storage cupboard storage cupboard housing wash hand basin, cloakroom with wooden obscure double glazed window and close coupled WC with macerator pump.

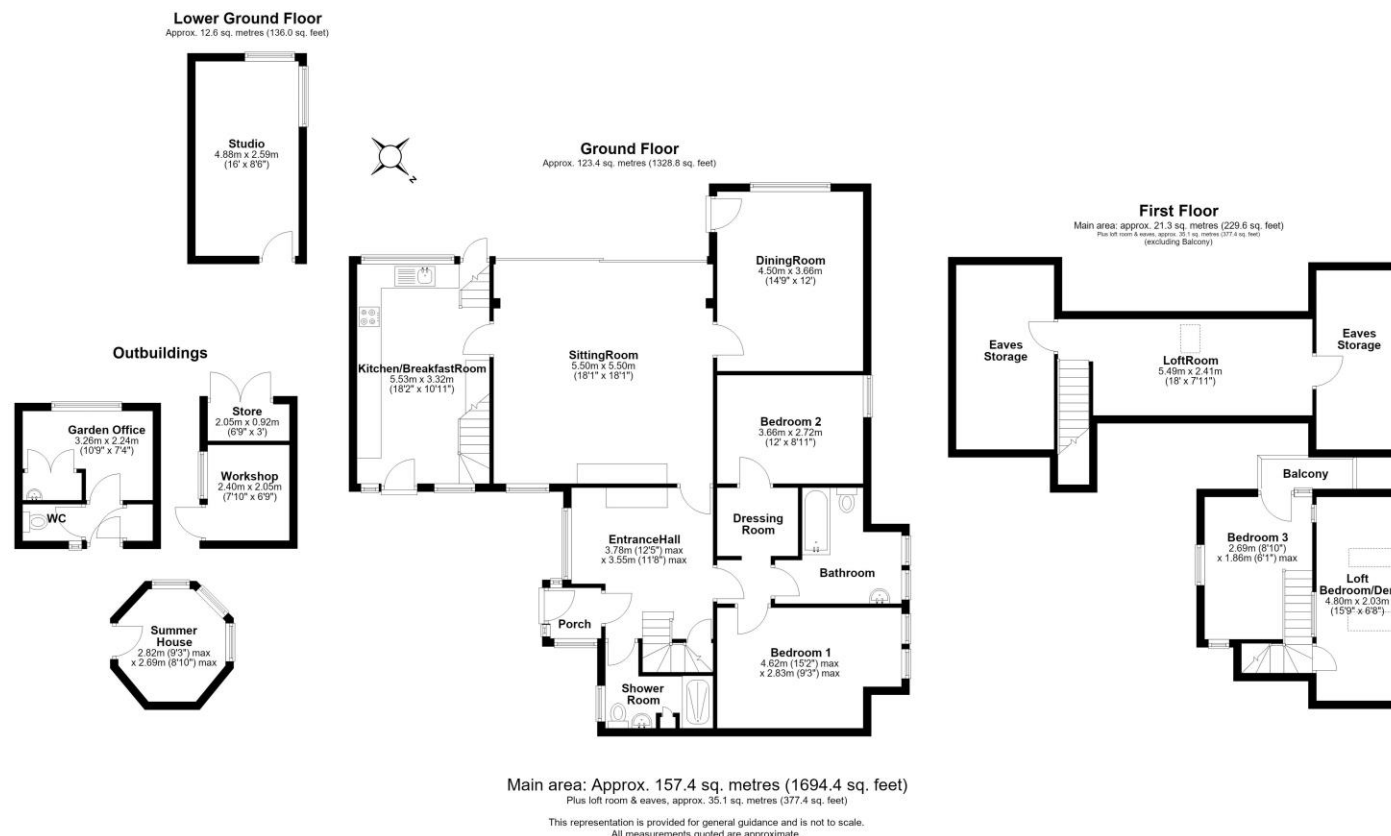
Workshop 2.40m (7'10") x 2.05m (6'9")

Timber outbuilding with small store to front and workshop to rear, power and light connected.

Access / Parking: The property is adjacent to St. Margarets Villas and is only accessible on foot. The nearest on-street parking is available nearby on Upper Regents Park.

Original Construction: The sellers have made us aware that the original property is timber frame. Due to the age, the property may not be mortgageable so we would recommend checking with your lender.





Council Tax: Band E - £3,301.11 (April 2026 - March 2027 financial year)

Tenure: Freehold.

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

What3words: ///mattress.bath.ballooned

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Bear left at the next mini roundabout and take the next turning left onto St. Margarets Hill. At the top of the hill (on foot) turn right and walk past the Scout Hut, where 2 Lyndhurst Bungalows will be found on the right-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	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		