



**21 Broomground, BA15 2JX**

Guide Price **£700,000**

**DANIEL JONES**  
— PROPERTIES —



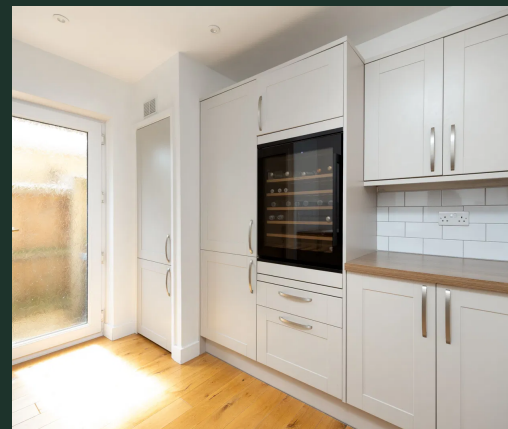


**Bedrooms: 5**  
**Bathrooms: 2**  
**Receptions: 2**

Offered for sale with no onward chain, this immaculate detached family home provides generously proportioned accommodation finished to an exceptional standard throughout. Substantially extended and upgraded by the current owner, the property offers versatile modern living in a peaceful and highly regarded position in the heart of Winsley, close to local schools, amenities, healthcare and excellent transport links to Bath and Bradford on Avon.

The impressive ground floor has been extended to create a stunning open-plan kitchen, dining and family room forming the heart of the home. Flooded with natural light from Velux windows set within the vaulted ceiling, this stylish space features underfloor heating, contemporary lighting and large porcelain tiles that flow seamlessly through bi-fold doors onto the landscaped garden, making it ideal for both everyday living and entertaining.

The high-quality kitchen is beautifully designed with sleek units, solid worktops and a breakfast bar, complemented by a comprehensive range of integrated premium appliances including an American-style fridge freezer, wine fridges, boiling water tap and multiple NEFF ovens. Adjoining the kitchen is a generous utility room with garden access. A separate sitting room to the front offers a cosy retreat with a wood-burning stove, while a downstairs cloakroom completes the ground floor.





The property offers five double bedrooms arranged over the first floor and a newly converted loft. The principal loft bedroom benefits from fitted storage and a stylish en suite shower room, while the first floor is served by a modern four-piece family bathroom. Privately owned solar panels provide excellent energy efficiency and reduced running costs.

Externally, the level rear garden enjoys a southerly aspect and features an expansive tiled patio, generous lawn and well-stocked borders. A substantial, fully insulated garden room with power, lighting and internet provides superb flexibility for home working, hobbies or guest use. To the front, a block-paved driveway offers ample parking and leads to a single garage with power and internal access.

Winsley is a thriving well-connected village on the edge of the Cotswolds, ideally located between Bradford on Avon and Bath. This popular location benefits from a strong community, excellent local facilities, countryside walks and sports clubs. Nearby rail links in Bradford on Avon provide outstanding connectivity to Bristol and London, with a range of other destinations within easy reach by bus.

#### **Additional Information**

Tenure: Freehold Detached House

Council Tax Band: E

Current EPC Rating: C (78)

Potential EPC Rating: C (79)

Mains gas fired central heating plus a wood-burning stove

Electric underfloor heating

Mains electricity supply plus private

electricity supply via roof solar panels

Mains water supply and Mains drainage

Double glazing throughout



