4 Fieldins

Winsley, Bradford on Avon, Wiltshire, BA15 2JU

KINGSTONS

Extended and smartly presented, this impressive, detached home offers generous, family-sized accommodation designed for modern living. Tucked away in a peaceful position on the highly sought-after Tyning Estate in Winsley, ideally located within easy reach of the village's excellent amenities, including the primary school, health centre, church, country inn, farm shop and cafe.

Four Bedrooms
Sitting Room
Dining Room
Play Room / Study
Kitchen/Breakfast Room
Utility Room
Cloakroom
Bathroom
Garden
Driveway

£625,000

ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall
UPVC obscure double glazed entrance door to front, stairs to the first floor with storage cupboards under, radiator.

Sitting Room 4.29m (14' 1'') x 3.94m (12' 11'')
UPVC double glazed bay window to front, feature fireplace with wood burning stove, radiator.

Dining Room 3.29m (10'10") x 2.95m (9'8")
UPVC double glazed window to side, UPVC double glazed sliding door to garden, radiator.

Kitchen/Breakfast Room 5.72m (18'9") x 3.37m (11'1")
UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, ceramic belfast sink, fitted electric oven, five ring gas hob, space for fridger freezer, integrated dishwasher, built-in storage cupboard, radiator.

Utility Room 2.40m (7'10") x 1.89m (6'2")
UPVC double glazed construction with windows to sides and rear, fitted with a matching range of base units with worktop space over, plumbing for washing machine, space for tumble dryer, UPVC double glazed door to garden.

Play Room/Study 4.76m (15'7") x 2.29m (7'6")
UPVC double glazed window to front, radiator.

Cloakroom
UPVC obscure double glazed window to front, pedestal wash hand basin, low-level WC, heated towel rail.

FIRST FLOOR

Landing
Airing cupboard housing wall mounted gas combination boiler, loft hatch.

Bedroom 1 3.83m (12' 7'') x 3.31m (10' 10'')
UPVC double glazed windows to rear and side, radiator, built in wardrobe.

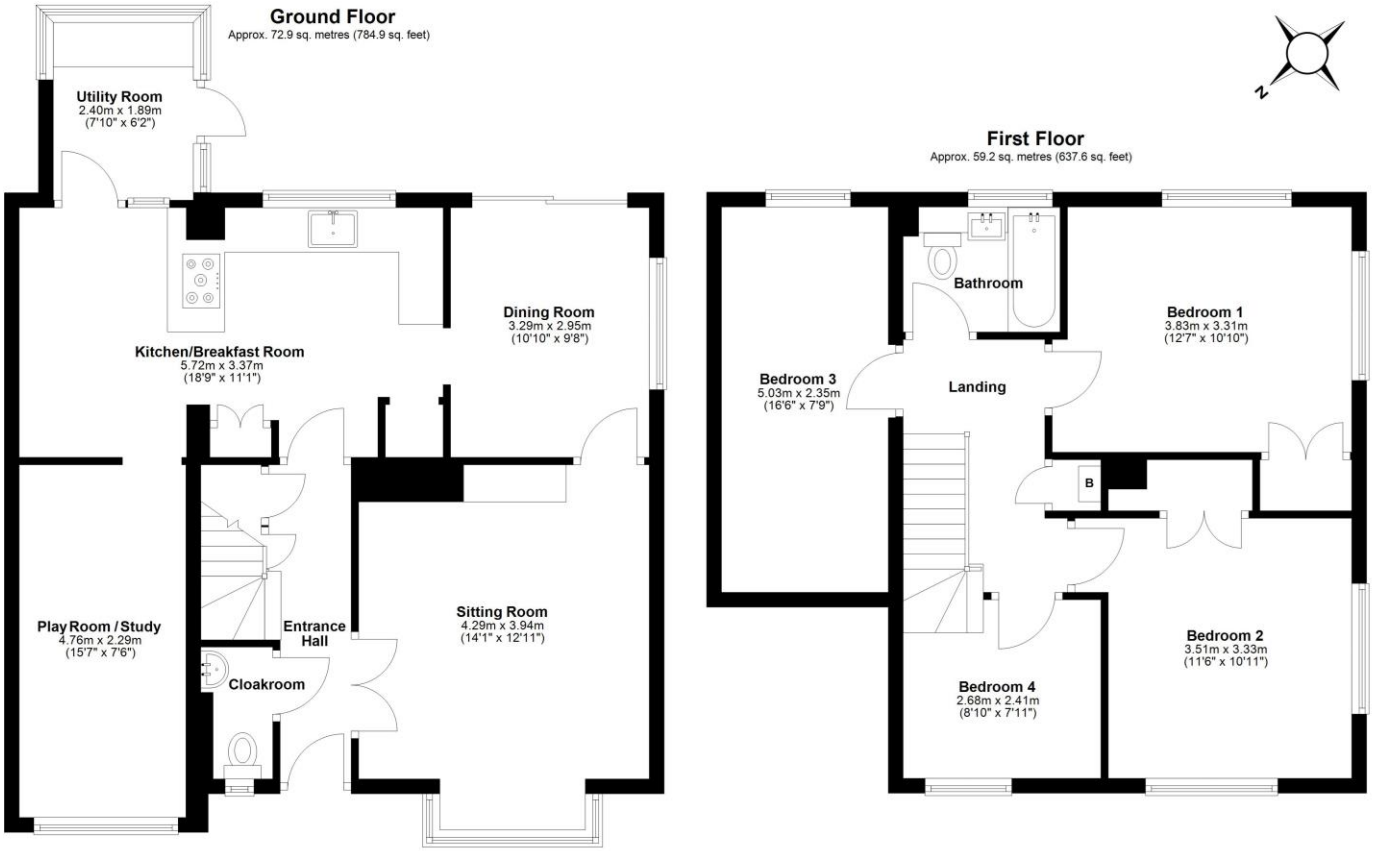
Bedroom 2 3.51m (11'6") x 3.33m (10'11")
UPVC double glazed windows to front and side, built in wardrobe, radiator.

Bedroom 3 5.03m (16'6") x 2.35m (7'9")
UPVC double glazed window to rear, radiator.

Bedroom 42.68m (8'10") x 2.41m (7'11")
UPVC double glazed window to front, 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, extractor fan, heated towel rail.

EXTERNALLY
Enclosed rear garden mainly laid to lawn with patio area, a variety of flowers, shrubs and trees, cold water tap, gated side access, storage shed. The front garden is mainly laid to lawn with driveway providing off road parking.



Total area: approx. 132.1 sq. metres (1422.4 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.

Council Tax: Band D - £2,406.82 (April 2026 - March 2027 financial year)

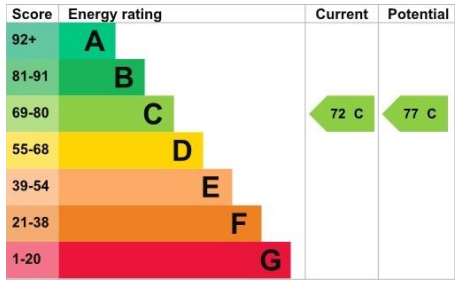
Tenure: Freehold.

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

What3words: ///walkway.treetop.exchanges

Directions: Leave Bradford on Avon via the B3108 Winsley Road. Upon reaching the village, take the first exit at the roundabout onto Bradford Road. Take the second turning right onto Tyning Road and left at the T junction. Take the first turning right onto Broomground and take the first turning left onto Fieldins. Number 4 will be found at the top of the road 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.



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