



Desirable village home with large gardens

Winsley, Wiltshire

Freehold





Entrance hall • cloak room • living/kitchen/dining area • ground floor bedroom with bathroom or further reception • 2 further bedrooms • bathroom.

Description

Dower House is an attractive stone built detached property offering approx. 1,573 sq ft of flexible accommodation over two floors. Originally designed to have three bedrooms to the first floor and family living to the ground, the property has been adapted by its previous owners to accommodate later living with a large en-suite bedroom to the ground floor. This could easily go back to its original design if required, creating a more traditional home.

The property sits in a gardens of just over a third of an acre, which affords further space to potentially extend into if required (subject to the necessary permissions).

Currently the property offers a welcoming entrance hall with cloakroom leading off. This opens into a spacious living/dining kitchen area. The modern kitchen features some integrated appliances as well as a contemporary style and finish. Further to the ground floor is a large

en suite bedroom, which was formerly a sitting room and could easily go back to this.

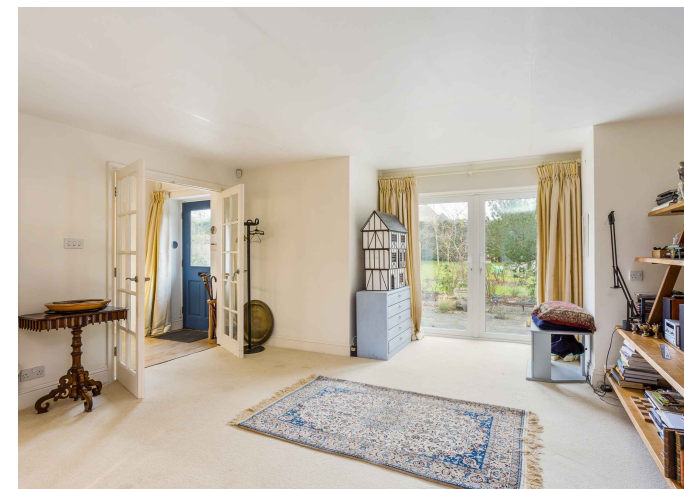
To the first floor are the bedrooms, which again were previously three bedrooms and two bathrooms but now consist of two large bedroom spaces and a bathroom.

Overall the property offers an ideal opportunity to finesse and update to one's own specification making the most of its enviable position within this highly desirable Wiltshire village.

Outside

A gravel driveway, (shared with the manor house) leads via gates into the property. There is a large parking area to the side suitable for a number of vehicles. There are large level lawns to the front of the property as well as a glass house and raised beds.

To the rear is a patio area enclosed with wooden panelled fencing. The gardens and grounds offer a relatively blank canvas to enhance the property further.



Situation

Winsley is an active village situated between Georgian Bath and the historic market town of Bradford-on-Avon. Winsley offers a public house with restaurant, post office, general store, the award-winning Hartley Farm shop/café, cricket and bowls clubs as well as a thriving local community.

Winsley CofE Primary School is rated 'Outstanding' by Ofsted, while the village's doctors surgery also has an 'Outstanding' rating from the CQC.

There are lovely nearby walks in the surrounding countryside as well as walks along the Kennet and Avon canal and the River Avon.

The market town of Bradford-on-Avon is approximately 2 miles away and provides a wide range of amenities including schools, shops, churches, restaurants, pubs, hotels, a library, leisure centre and a weekly farmers market.

A mainline rail service serves the Wessex line and via Bath the journey time to London Paddington is from 108 minutes and to Bristol from 26 minutes.

The World Heritage City of Bath is approximately 5 miles away and offers a huge range

of social, cultural and sporting facilities, including excellent schools and two universities.

Directions

From Bath travel south on the A36 (Warminster Road) at the traffic lights (viaduct junction) turn left following signposts to Winsley and Bradford on Avon. Follow this road under a railway bridge and up a steep incline. After passing the sign marked Winsley take the first turning right. This road will take you into the village of Winsley. Take the next left opposite the turning for Dorothy House and the entrance to property is straight in front of you shared with Burghope Manor.

Tenure

Freehold

Services

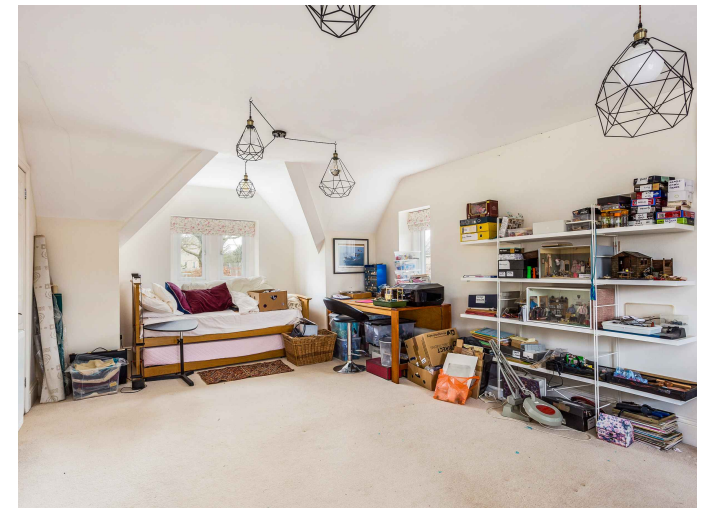
All mains services connected.

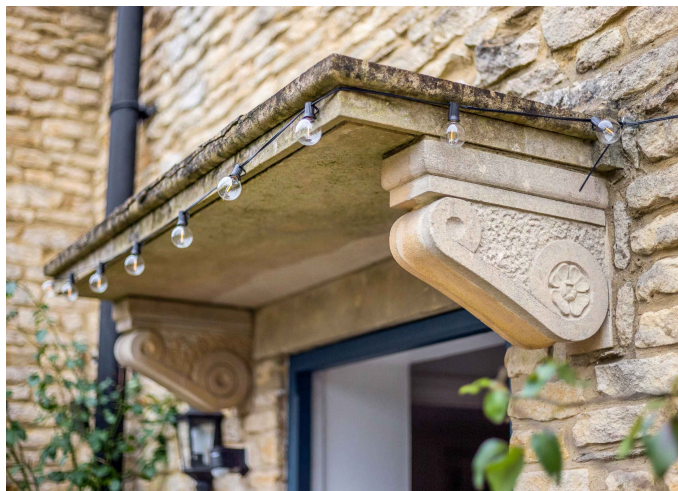
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

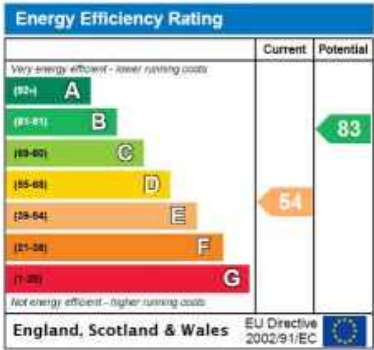




Approximate Area = 146.1 sq m / 1573 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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