



THE DOWER HOUSE

BRADFORD-ON-AVON • WILTSHIRE

savills



THE DOWER HOUSE

21 WOOLLEY STREET • BRADFORD-ON-AVON • WILTSHIRE • BA15 1AD

AN IMPRESSIVE GRADE II LISTED TOWNHOUSE WITH A RICH HISTORY IN
THE HEART OF BRADFORD-ON-AVON

ACCOMMODATION

Ground Floor

Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Utility room/Pantry • Laundry room • Cloakroom

First Floor

3 bedrooms (one with en suite bathroom) • Family bathroom • Office

Second Floor

2 bedrooms • Shower room • Study • Storage

Formal Gardens in all about 0.29 of an acre (0.08 hectares)



Savills Bath

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DESCRIPTION

This wonderful home is a fine example of Regency architecture dating back to 1820, retaining original features to include sash windows and the beautiful veranda with tent canopy and ornamental wrought-iron supports. The property is built with attractive stone elevations and symmetrical proportions. This versatile accommodation is arranged over three floors and is in excess of 3,500 sq ft.

In through the entrance hall to the left is the drawing room with open fire and to the right the sitting room. Further along to the right is the dining room, which flows through to the fabulous and spacious dual aspect open-plan kitchen/breakfast room featuring stylish high gloss units and marble work tops. Leading off from the end of the hall is the laundry room, utility room/pantry and cloakroom.

On the first floor is the principal bedroom with en suite bathroom, a further bathroom and two further bedrooms, both with integrated wardrobes. There is a half landing where an office/bedroom 6 is located.

On the second floor are two bedrooms, a shower room, study and an abundance of storage space.

The home is ideally suited to a family with generous living space and direct access to the gardens.

OUTSIDE

The garden is mainly laid to lawn, with plentiful mature and well stocked borders. It has been thoughtfully landscaped with a terraced seating area in a peaceful position, from which you can enjoy the surroundings. There is also a productive kitchen garden and a greenhouse. The property

benefits from two parking spaces and a garage which can be accessed internally from the lower ground floor.

SITUATION

The property is conveniently located in a central position within the desirable market town of Bradford-on-Avon. The town boasts a wealth of day-to-day amenities and was one of the winners in the Sunday Times "Best Places to Live in Britain" competition in early 2015. Bradford-on-Avon station is less than 0.5 miles away; with high speed links to London Paddington and London Waterloo and there is convenient access to Bath and Bristol via Junction 17 of the M4 at Chippenham (approximately 15.4 miles).

The area has an selection of very-well regarded schools, including Beechen Cliff, The Royal High School for Girls,



Prior Park and Kingswood, all in Bath. Further afield are Marlborough College, Badminton, Downside, Wells Cathedral, Millfield and St Mary's in Calne.

The World Heritage City of Bath is approximately 8 miles distant and provides first class shopping, educational and cultural attractions to include the Roman Baths and Thermae spa.

Bath 8 miles, Frome 10 miles, Chippenham 11 miles, M4 (Junction 17) 16 miles (All distances are approximate).

DIRECTIONS

Wooley Street leads up from Town Bridge heading out of the town centre. The property can be found on the left hand side. Whilst parking at the home isn't possible there is time restricted bay parking just before on the left hand side.

SERVICES

All mains services connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

TENURE

Freehold.

LOCAL AUTHORITY

Wiltshire Council www.wiltshire.gov.uk

VIEWING

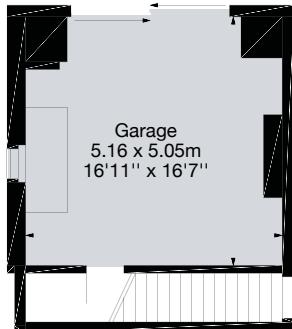
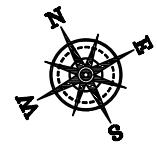
Strictly by appointment with Savills.



The Dower House, 21 Woolley Street, Bradford on Avon, Wiltshire, BA15 1AD

Gross Internal Area (approx)

Main House (Including Garage) 330 sq m/3,549 sq ft



Lower Ground Floor



Sitting Room
4.57 x 4.17m
15' x 13'8"

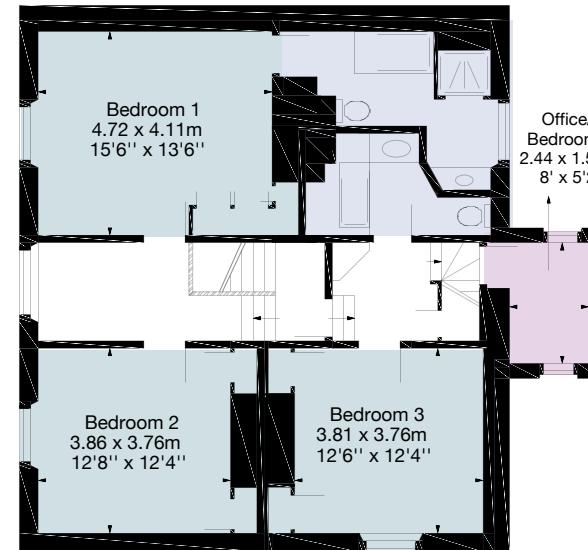
Drawing Room
5.61 x 4.29m
18'5" x 14'1"

Laundry Room
4.29 x 3.45m
14'1" x 11'4"

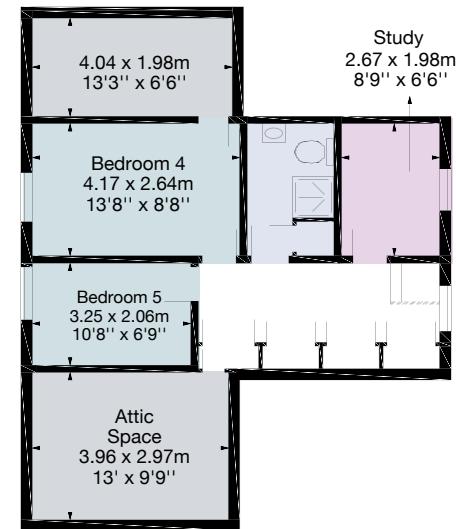
Dining Room
4.29 x 3.73m
14'1" x 12'3"

Utility Room/Pantry

Kitchen/
Breakfast Room
6.25 x 4.19m
20'6" x 13'9"



First Floor



Second Floor

Important Notice

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