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38 THE PASTURES, LOWER WESTWOOD, BRADFORD ON AVON, BA15 2BH

Asking Price: £550,000

- NO ONWARD CHAIN
- FOUR GOOD SIZE BEDROOMS
- SOUTH FACING MATURE GARDEN
- OFF STREET PARKING FOR TWO CARS
- CAR CHARGING POINT
- SOLAR PANELS AND GENEROUS FEED IN TARIFF
- INTEGRAL GARAGE
- QUIET AND POPULAR DEVELOPMENT
- CLOSE TO LOCAL AMENITIES SUCH AS VILLAGE HALL, PUB, POST OFFICE AND LOCAL SCHOOL
- WEEKDAY BUS ROUTES AND EASY ACCESS TO MAIN TRANSPORT ROUTES
- EPC Rating: C

Occupying a wonderfully private position within The Pastures development, this outstanding four-bedroom detached family home offers beautifully balanced accommodation, mature south-facing gardens, and the rare advantage of being offered to the market with no onward chain.

The property enjoys an enviable sense of tranquillity whilst remaining part of a warm and established community. The Pastures has long been regarded as one of Lower Westwood's most sought-after residential addresses with family-friendly environment, and proximity to the surrounding countryside.

The accommodation extends over two floors and has been thoughtfully designed to meet the demands of modern family life. A welcoming entrance hall leads through to a generous reception room, dining room and conservatory. There is also a good size kitchen, utility room and downstairs W/C. Upstairs there are four good size bedrooms, perfect for a growing family and can accommodate a work from home space if someone wishes. There is also a family bathroom and a shower room off of the second bedroom.

Externally, the property continues to impress. A private driveway provides ample off-street parking which leads to the integral garage, whilst the rear garden has been thoughtfully landscaped to create a series of attractive seating areas, mature planting schemes and well-maintained lawns. Enjoying a coveted south-facing orientation, it offers an exceptional degree of privacy and a wonderful space for outdoor entertaining and relaxation. The property comes with solar panels, generous feed in tariff, and electric car charging point.

Lower Westwood is widely regarded as one of the area's most desirable villages, combining a charming semi-rural setting with excellent connectivity to nearby towns and amenities. Surrounded by beautiful countryside and scenic walking routes, the village offers an enviable lifestyle balance, appealing to families and professionals alike. The area benefits from a strong sense of community, highly regarded local schooling, convenient transport links and easy access into Bath, Bradford On Avon and surrounding towns.

DIRECTIONS

As you leave Bradford On Avon via Frome Road, take a left on to Elms Cross and the driveway to the property can be found a little way down on the right hand side as in dictated by our for sale board.

COUNCIL TAX BAND: E

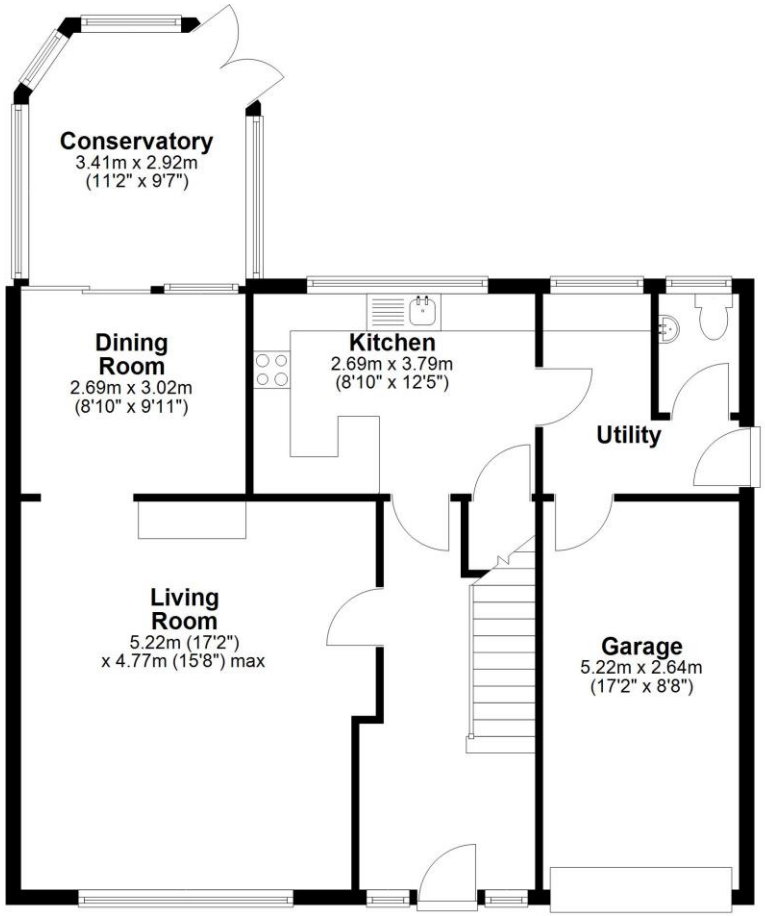
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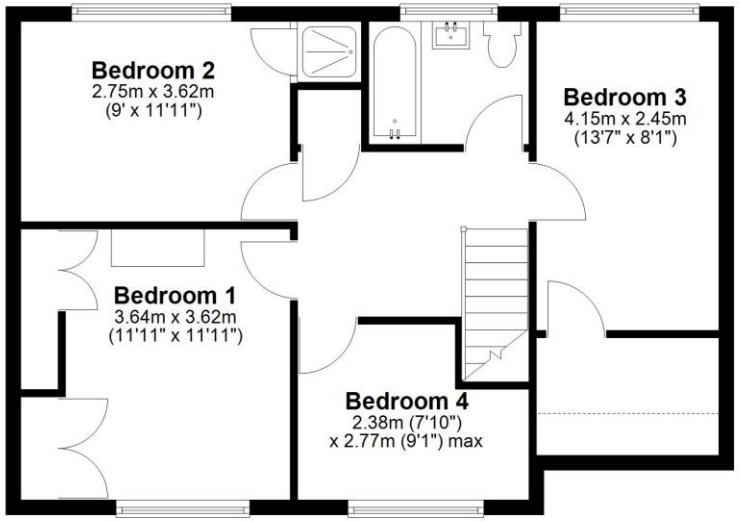








Ground Floor
Approx. 86.9 sq. metres (935.6 sq. feet)



First Floor
Approx. 55.7 sq. metres (600.0 sq. feet)

Total area: approx. 142.7 sq. metres (1535.7 sq. feet)

Note: The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

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