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Residential Sales



Rose Cottage, 366 The Street, Holt, BA14 6RS

A handsome, detached, 2-double-bedroom Georgian cottage situated in the popular village of Holt. Benefits include; beautifully presented, spacious accommodation and delightful, southeast facing, private walled garden.

Tenure: Freehold

£400,000

Situation

Holt has an excellent community with many events being held throughout the year including Fetes and Boules.

The village boasts amenities including a general store with Post Office, 2 public houses, public tennis courts, a well-thought-of primary school, church, The Courts, a National Trust property, and The Glove Factory Studio where there is a gallery, café, wild swimming pond with sauna, and gym.

The market town of Bradford on Avon lies approximately 2 miles away and provides a range of amenities including doctors and dental surgeries, swimming pool, library, many individual shops and a railway station providing direct access to the cities of Bath, Bristol and London Waterloo.

The World Heritage City of Bath is approximately 11 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is within easy reach, junction 17 is approximately 16 miles away whilst junction 18 is approximately 14 miles.

Description

Ground Floor

Dining Room with front aspect sash window, radiator, built-in cupboards, shelving, engineered wood flooring, coving, spotlights, door to:-

Kitchen with a range of floor units having wooden work surface incorporating 1½ bowl sink with mixer tap, space for fridge/freezer, space and plumbing for washing machine, built-in oven with electric hob over, stainless steel splashback, built-in dishwasher, front aspect sash window, cupboard housing gas fired combi boiler providing domestic hot water and central heating, tiled flooring.

Sitting Room with rear aspect sash window, partially glazed door to rear garden, fireplace with marble surround and slate hearth, built-in cupboards with shelving over to either side of the chimney breast, understairs cupboards, high level cupboard housing meters and consumer unit, radiator, stairs rising to first floor.

First Floor

Landing with glazed door at the top of staircase, access to loft space.

Bedroom 2 with two front aspect sash windows having stained glass detail, built-in wardrobes, radiator.

Bedroom 1 with a rear aspect sash window, built-in cupboards, access to loft space, partial tongue and groove wall panelling, radiator.

Bathroom with front aspect sash window having stained glass detail, panelled bath with thermostatic shower and rainforest head over, glazed shower screen, partially tiled walls, vanity unit with inset wash hand basin and concealed cistern WC, vinyl wood flooring, radiator, built-in cupboard with slatted shelving.

Externally, the front garden, which is enclosed by low stone walling and wrought iron fencing, is mainly laid to gravelled flowerbeds with various cottage style plants including allium and roses. The paved path leads through the wrought iron gate set into stone pillars and leads to both the front door and the gated side access.

The garden to the rear is a delight! Being southeast facing and enclosed by stone and brick walls, it offers a high degree of privacy whilst enjoying the weather or entertaining friends and family. There is a generous, paved terrace, attractive flower borders with an array of shrubs and perennial plants and further paved areas towards the rear of the garden.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band D

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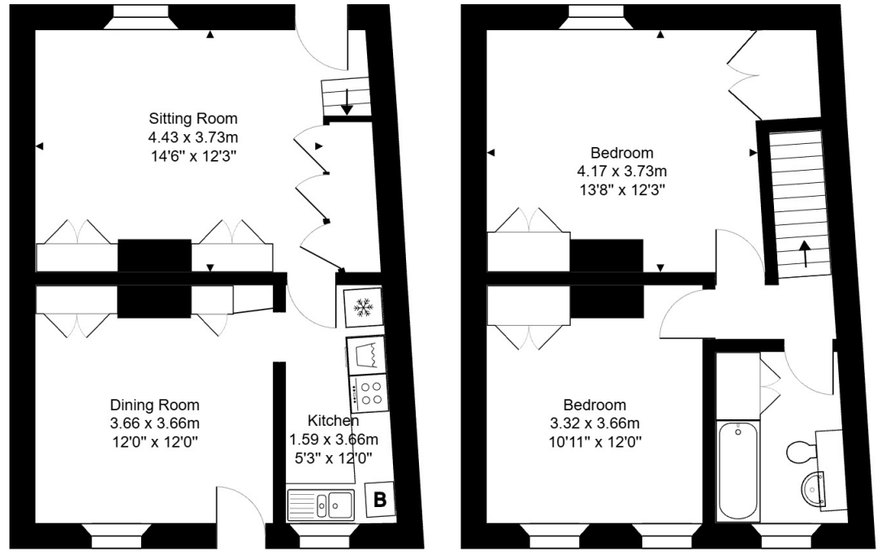
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Key Features

- Handsome, detached Georgian cottage
- 2 generous double bedrooms
- 2 reception rooms
- Private, southeast facing walled garden
- Beautifully presented accommodation

Floor Plan

Rose Cottage



Ground Floor
Area: 40.4 m² ... 435 ft²

First Floor
Area: 40.3 m² ... 434 ft²



Total Area: 80.8 m² ... 869 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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