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Residential Sales



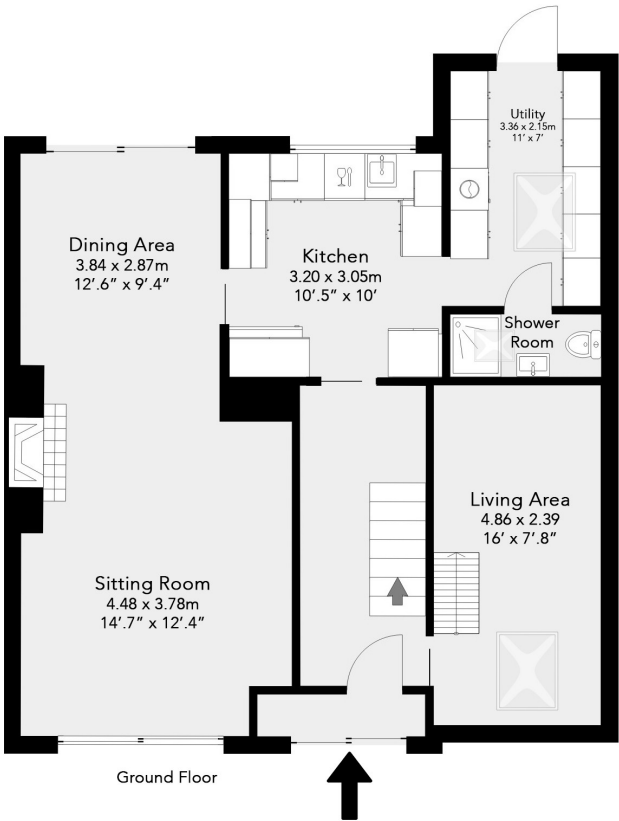
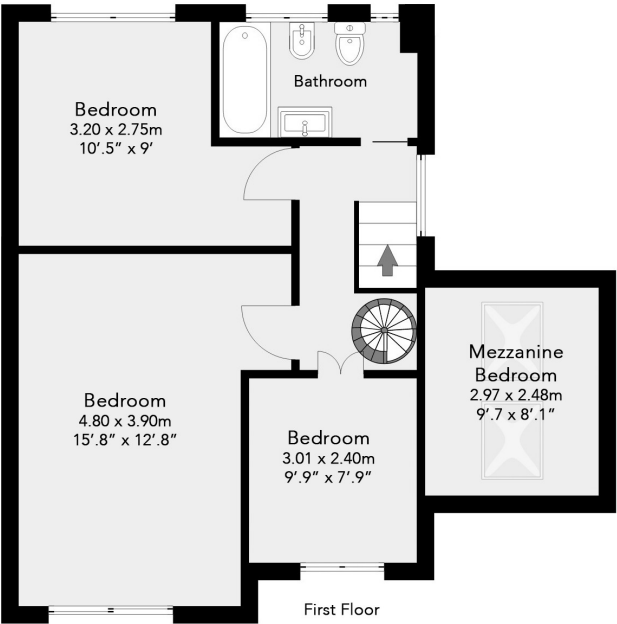
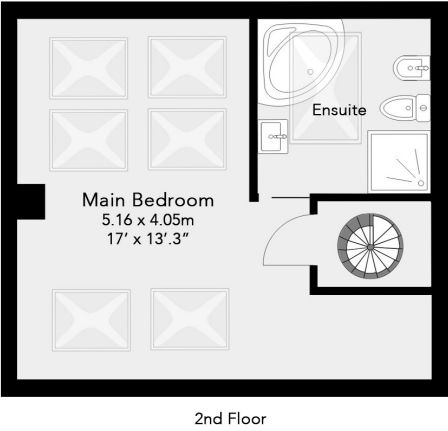
Broomground, Winsley



Floor Plan



58 Broomground, Winsley, BA15 2JX



Total Floor Area
(approx)
147 Sqm
1582 Sqft

58 Broomground
Winsley
Bradford on Avon
BA15 2JX

A beautifully presented and exceptionally versatile extended 5 bedroom semi-detached family home situated in a quiet road in a highly desirable location. The property runs across three floors, with exquisite finishes including marble, onyx and limestone and offering contemporary living to a high specification with luxurious fixtures and fittings including air-conditioning and underfloor heating.

Tenure: Freehold

Offers in Excess of
£550,000

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

Situation

The village of Winsley is a most sought after location, lying just half a mile from the outskirts of Bradford on Avon. The village boasts many amenities including The Seven Stars Public House, Hartley Farm shop and café and Winsley Health Centre. There is also a primary school rated “outstanding” by Ofstead and a pre–school.

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the 14th Century Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurance which is extremely well thought of.

The World Heritage City of Bath is approximately 5 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools including several well renowned independent schools such as King Edward’s school, Kingswood and Royal High. University of Bath which situated 3 miles from Winsley offers outstanding sport facilities for general public including indoor and outdoor tennis courts, swimming pools, rugby, hockey and football pitches. A mainline railway station providing direct access to London Paddington, Bristol and Cardiff.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating, electric underfloor heating, air–conditioning, recessed glassed door wood–burning fireplace

Local Authority: Wiltshire Council

Council Tax Band: Band D

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Description

The property is entered via a glazed foyer leading to a welcoming reception hall with limestone tiled walls and mirrored detailing. Sliding pocket doors provide a sleek, contemporary feel and give access to the kitchen and to the versatile 2–story extension which offers excellent flexibility as either a fifth bedroom, reception room, home office or snug. Paddle steps lead up to a mezzanine level with glazed balustrading and Velux windows, creating an ideal reading area, studio or extra sleeping space.

The stunning kitchen has been thoughtfully designed with an extensive range of floor and wall–mounted units complemented by granite worktops and matching upstands, unpolished Italian marble wall finishing and integrated appliances. Adjoining the kitchen is a well–appointed utility room with an extensive range of customised storage and direct access to the garden. A contemporary shower room is fitted with a multi–jet shower and has stylish marble wall and floor tiling.

The spacious sitting/dining room is an exceptional entertaining space, featuring a recessed wood–burning fireplace and sliding patio doors opening directly onto the rear garden.

The first floor provides 3 bedrooms and the family bathroom, with a spiral staircase rising to the principal suite. The luxurious 4–piece family bathroom is finished with striking Persian onyx wall and floor tiling.

Occupying the entire second floor, the impressive principal bedroom suite provides a superb private retreat. Flooded with natural light from Velux windows and benefitting from a magnificent ensuite bathroom offering a spa–like experience with a two–person corner jacuzzi bath, separate multi–jet shower enclosure.

Externally, the beautifully maintained garden enjoys an exceptional degree of privacy and is predominantly laid to level lawn. A shingled terrace provides the perfect setting for outdoor dining and entertaining, whilst mature planting creates a wonderful backdrop.

To the front, the property benefits from driveway parking for one vehicle and an attractive garden with established planting

Accommodation

Ground Floor

Entrance Porch

Accessed via glazed sliding doors, with tiled flooring, hanging space, stylish shoe storage cabinets, real oak wood front door to:–

Hallway

With real oak wood stairs rising to first floor landing, limestone tiled walls, mirrored tiling, understairs cupboard, sliding pocket real oak wood doors to kitchen and reception room/bedroom. Real oak wood flooring.

Bedroom 5

With front aspect Velux style window, solid oak wood flooring, electric underfloor heating, central heating designer vertical radiator, Austrian–made contemporary wooden paddle staircase rising to:–

Mezzanine Level

With front and rear aspect Velux windows, custom–built glazed balustrade, solid wood oak flooring.

Kitchen

Comprising a matching range of floor and wall mounted cherry wood panel units having granite work surfaces and upstand, inset Franke sink with electric waste disposal system, unpolished Italian marble walls, 5 ring NEFF gas hob with Italian made designer extractor and light over, eye–level AEG built–in electric oven, AEG built–in microwave oven, space for American style fridge/freezer, space and plumbing for dishwasher, solid wood flooring, underfloor heating, rear aspect double glazed opening window overlooking garden, corner carousel cabinet, larder cupboard, downlighting, archway to utility room, designer radiator and sliding pocket solid walnut wood door to sitting/dining room.

Utility Room

With an extensive range of customised cherry–wood panel storage units including boiler and water tank cabinet, matching the kitchen design, having granite work surface area and upstand, unpolished marble walls, built–in fridge, space and plumbing for washing machine, underfloor heating, double glazed door to rear garden, walnut wood door to:–

Shower Room

With enclosed shower cubicle having Architect multi–jet tower shower and a separate telephone style shower attachment, wall mounted German–made GROHE wash hand basin with a mixer tap, water heated contemporary stainless towel rail, concealed cistern, Grohe low flush WC, vanity cupboard, downlighting and Velux window, unpolished Italian marble floor and wall tiling.

Sitting/Dining Room

With solid oak wood flooring, underfloor heating, front aspect double glazed window, downlighting, recessed glassed door high efficiency wood burning and multi–fuel Riva stove, recessed contemporarily shelves, designer stainless radiators, air conditioning, rear aspect sliding double glazed patio doors.

First Floor

Landing

With downlighting, access to bedrooms 2, 3 and 4 and family bathroom, side aspect double glazed window, real oak wood floor, spiral wooden staircase to second floor.

Family Bathroom

With Persian onyx tiled walls and flooring, GROHE concealed cistern wall hung WC, bidet, GROHE wall mounted wash hand basin with mixer tap, bath with GROHE mixer tap and telephone shower attachment, water heated designer stainless steel towel rail, downlighting, electric underfloor heating, 2 rear aspect frosted double glazed windows.

Bedroom 2

With rear aspect with a double glazed opening window, bespoke radiator, range full length 60 cm deep wardrobes, air conditioning outlet, underfloor heating, solid maple wood flooring.

Bedroom 3

With front aspect double glazed window, a range of sliding full length 60 cm deep wardrobes and storage, solid maple wood flooring, underfloor heating, bespoke radiator.

Bedroom 4

With front aspect double glazed window, bespoke radiator, double sliding door wardrobe, solid oak wood flooring.

Second Floor

Principal Suite

Bedroom 1

With 2 front aspect and 4 rear aspect Velux windows with built–in blinds, solid oak wood flooring, two bespoke radiators, storage, underfloor heating, air conditioning, pocket door to:–

En Suite

With a corner jacuzzi bath for 2 people, GROHE concealed cistern wall hung WC, GROHE bidet, glass designer wash basin, corner shower cubicle with multi–jet shower unit and chrome riser, water heated designer towel rail, marble tiled walls, marble tiled flooring, underfloor heating, rear aspect Velux window, extractor fan.

Externally

Garden and Parking

To the front of the property there is driveway parking for 1 vehicle.

The front garden is enclosed by mature conifer hedgerow. There is a monkey puzzle, a grape vine and various shrubs and planting. A pedestrian gate to the side of the property gives access to the rear garden and provides space for a woodstore and storage area.

The delightful, near west facing rear garden is exceptionally private, being well enclosed with conifer hedgerow. Predominantly laid to level lawn, the garden also benefits from a shingled terrace area ideal for outdoor entertaining and an array of mature shrubs and trees including palm, grape vine, acer, bay. The air conditioning units are well concealed by wood panelling and provide a raised bed currently planted with strawberries but could equally suit cottage style planting, giving further depth to this wonderful haven.

