
JJ
JEREMY JENKINS
ESTATE AGENT

10 Manor Gardens, Bradford-on-Avon, BA15 1FR.

Guide price: £825,000.

Uniquely individual & impressive contemporary home hidden away in Manor Gardens. 4 beds, 3 bathrooms, incredible open plan living spaces. NO CHAIN.

Manor Gardens is supremely well situated & rarely available. It is a beautifully designed gated development in the grounds of Berryfield House, formerly the town's maternity hospital. Number 10 has been brilliantly extended to offer uniquely open plan living on the ground floor. This is centred around the kitchen & living room which look out onto the garden. Adjoining this is the stunning garden and dining room with sliding doors to the garden seamlessly joining the house & garden. We find a cloakroom, utility/boot room & a separate storeroom. The first floor offers four bedrooms, two with ensuite & the main bathroom. There is an enviable eye for design & detail on display in both the original house & more particularly in the two extensions which have transformed the living space & accommodation significantly. There is underfloor heating throughout the house.
Externally is an attractively landscaped garden at the rear which is easily accessed & enjoyed from the house. Also, two carports.
Manor Gardens is internally managed. The present management fee is £40 per calendar month, per property.

Historic Bradford-on-Avon offers enviable market town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre. There are many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, cultural attractions, entertainment and night life.
EPC – B; impressive!

- Superbly located modern home
- Four bedrooms & three bathrooms
- Wonderful open plan kitchen/living room
- Stunning garden dining room
- Utility, cloakroom & storeroom
- Pretty garden & two carports. **NO CHAIN.**







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4 bedrooms &
3 bathrooms

Fabulous living spaces,
smartly presented

Pretty garden & 2 carports
NO CHAIN

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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