



7 Farleigh Wick

Bradford-On-Avon, Bradford-On-Avon, BA15 2PU

Asking Price £599,000



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Entrance Hallway

Door to Front. Door to Lounge. Door to Dining Room. Stairs to First Floor. Carpet Flooring. Pendant Light Fitting.

Lounge

Double Glazed plus secondary Glazed Windows to Front. Radiator. Log Burner with Bath Stone Surround and Hearth. TV Point. Recessed Shelving. Wall Lights. Picture Rail. Double USB/Plug Sockets. Carpet Flooring. Door to Hallway. Door to Dining Room.

Dining Room

Double Glazed plus Secondary Glazing to Front. Radiator. Serving Hatch. Pendant Light Fitting. Solid Oak Flooring. Picture Rail. Door to Kitchen. Double USB/Double Plug Sockets. Door to Lounge. Door to Hallway. Recessed Shelving. Cupboard under Stairs.

Kitchen

Two Double Glazed Window to Rear. Fitted Kitchen with Wall and Base Units. Sink with 1.5 bowls and Drainer. Wood Look Work Surfaces. Tiling to Work Surfaces. Electric Cooker Point. Electric Integrated Hob. Integrated Double Oven. Plumbing for Dishwasher. Integrated Fridge. Radiator. Pantry. Serving Hatch to Dining Room. Spot Lights. Extractor Fan. Tiled Flooring with Underfloor heating. Door to Dining Room. Door to Rear Hallway.

Utility Room/Cloakroom

Double Glazed Window to Side. Door to Rear Hallway. Plumbing for Washing Machine. Radiator. Low Level WC, Vanity Wash Hand Basin. Cupboard. Bulkhead Light Fitting. Hot Water Cylinder. Water Softner. Tiled Flooring.

Study/Snug

Double Glazed Windows to Side and Rear. Part Glazed Door to Rear Hallway and Door to Garage. Tiled Flooring. Double Glazed French Doors to Rear Garden. Radiator. Wall Lights.

Landing

Stairs from Ground Floor. Pendant Light Fitting. Doors to Bedrooms. Carpet Flooring.

Bedroom

Double Glazed plus Secondary Glazed Windows to Front. Recessed Shelving. Radiator. Pendant Light Fitting. Carpet Flooring.

Bedroom

Double Glazed plus Secondary Glazed Windows to Front. Radiator. Built in Wardrobe. Recessed Shelving. Pendant Light Fitting. Wall Light. Carpet Flooring.

Bedroom

Double Glazed Window to Rear overlooking the rear garden. Beams to Ceiling. Radiator. Velux Windows x 2. Spot Lights. LVT Flooring.

Bedroom

Double Glazed Window to Rear. Radiator. Pendant Light Fitting. Carpet Flooring.

Family Bathroom

Velux Window to Side. Part Privacy Glazed Door. White Suite Comprising: Bath with Mixer Tap Shower Over. Vanity Wash Hand Basin. Low Level WC. Extractor Fan. Radiator. Tiling to Wet Areas. Vinyl Wood Look Flooring. Bulkhead Light Fitting and Spot Lights.

Garage

Single Glazed Window to Rear. Power and Lighting. Double Doors to Front. Space for Tumble Dryer, Fridge and Freezer. With Additional Storage at Rear.

Summer House

Wooden Construction Summer House

Greenhouse

Sited in Rear Garden

Rear Garden

Great Sized Rear Garden with a Variety of Fruit Trees, laid mainly to lawn with patio area, pergola, fenced and walled surround. Summer House, Shed.

Front

Driveway and Garage to Front. Side Entrance to Rear Garden.

Tel: 01225 840007

Nestled in the charming village of Farleigh Wick, Bradford-On-Avon, this delightful period cottage offers a perfect blend of character and modern convenience. The property boasts an inviting atmosphere with three spacious reception rooms, ideal for both relaxation and entertaining. With four bedrooms, there is ample space for family living or accommodating guests.

The cottage features a thoughtfully designed reading/sun room, providing quiet space for work or leisure. Utility room with underfloor heating and insulation, low level wc, vanity wash hand basin. The upstairs bathroom is conveniently located to serve the needs of the household. The property is equipped with an air source heat pump and underfloor heating to kitchen/utility areas, ensuring energy efficiency and comfort throughout the seasons and a photovoltaic solar panel system is installed on the roof, which also has a 9.5kWh battery system. Two of the bedrooms, the lounge and dining room have double USB/double plug sockets.

Outside, the property benefits from a driveway suitable for one or two cars, making it easy for residents and visitors alike. The surrounding area is picturesque on the edge of the Cotswold National Landscape (AONB)., while still being within reach of local amenities, such as the vibrant community of Bradford-On-Avon and with easy access to Junction 18 of the M4. Bus D1X runs hourly six days a week to both Bath and Bradford-on-Avon.

This detached house is a wonderful opportunity for those seeking a home with historical charm and modern amenities in a tranquil setting. Whether you are looking to settle down or invest in a property with character, this cottage is sure to impress.

Council Tax Band - E
EPC - C



Road Map



Hybrid Map



Terrain Map



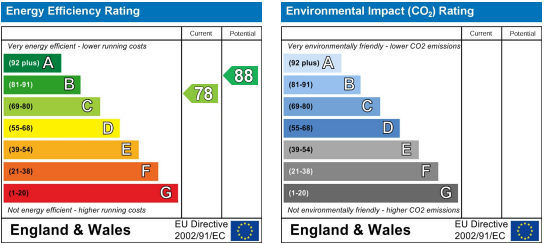
Floor Plan



Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.