



**JEREMY JENKINS**

ESTATE AGENT



# 20 Bath Road, Bradford-on-Avon. BA15 1SW.

## £450,000

Sensitive restoration seamlessly blends with modern kitchen & bathrooms in this exquisite cottage. A real gem.

Here we find comfortably relaxed living spaces in a popular location near both amenities & countryside. The ground floor has an entrance hall leading to the sitting room with feature fireplace & beamed ceiling; from here stairs rise to the upper floors. The second reception also boasts an attractive fireplace with wood burner; this adjoins the kitchen breakfast room which is entirely modern with skylights illuminating both the kitchen and dining areas. French windows open onto the picturesque courtyard garden joining the house with its garden in a way many similar properties struggle to achieve. The two upper storeys offer three double bedrooms. The master is especially impressive having a walk-through dressing room or wardrobe leading to the smart ensuite shower room. The other two each have a private staircase and share the well-proportioned bathroom with free standing bath & a cute little fireplace. The topmost bedroom has restricted head height in the eaves & skylights allowing for plenty of natural light to flood in – a great retreat! A lovely example of a period home triumphantly rethought.

Externally we find a pretty courtyard garden; seemingly a sun trap & designed with minimal maintenance in mind. The handsome yet useful stone store will consume much of life's detritus or provide an additional dimension to the living space, possibly a studio or home office?

The bustling historic town centre is on the doorstep and offers enviable market town amenities including: good schools; doctor and dentist; swimming pool and sports fields; library and music centre; many delightful places to eat and drink, charming shops and boutiques; plus of course beautiful canal, river and countryside walks. The railway station which is within walking distance offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and a little night life and ideal for commuting.

- Impeccably renovated cottage
- Three double bedrooms
- Ensuite, dressing room & beautiful bathroom
- Modern kitchen breakfast room
- Sunny garden with store
- Bursting with character & period features





*Inspired design*

*Three double bedrooms*

*Pretty courtyard garden*

