



**JEREMY JENKINS**

ESTATE AGENT

# Ashlers, 130 Upper Westwood, Bradford-on-Avon, BA15 2DE.

Guide price: £1,175,000

Ashlers is an exceptionally well-located grade 2 listed country home near Bradford-on-Avon with large gardens & outbuildings, views & scope for modernisation.

Ashlers comes to the market for the first time in seventy years – a rare opportunity indeed. The house has three receptions, kitchen breakfast room & utility room on the ground floor. Upstairs are four double bedrooms & a good landing/study area plus family bathroom set over two storeys. There are wonderful views over the paddock across the Avon Valley to green fields in the hillsides beyond. The accommodation is well proportioned, has character & is well maintained whilst offering the opportunity for modernisation & possibly extension with planning permission & listed buildings consent. The former stable/garden store has lapsed planning permission for conversion into residential accommodation to create either separate or ancillary accommodation. This is a wonderful opportunity to write the next chapter in a unique country home's story for your family & future generations.

Externally we find walled gardens to the front & both sides of the house whilst to the rear there is a large garden which is roughly lawned, slightly sloped with various trees. There is a garage with access along one side to the large rear garden from the roadside. Lastly there is a gardeners loo!

Westwood is a thriving community driven village with a primary school, a good pub, The New Inn, in the lower village. The Cross Guns pub at is at Avoncliff on the river, church, and village store with café & post office, well used village hall, & local bus service. Historic Bradford-on-Avon offers enviable market town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course invigorating canal, river and countryside walks. The railway stations at Bradford-on-Avon & Avoncliff offer a picturesque ride to Bath for high street shopping & entertainment. Trains also run to London Waterloo & Paddington, Bristol, Wales & the Southwest. Sainsbury's is nearby.

- Detached village home
- 3 receptions & kitchen breakfast room
- Super sought-after location with views
- Large gardens & stable
- 4 double bedrooms & study area
- Double garage & parking





*Detached village home with  
amazing views*

*Four bedrooms &  
three receptions*

*Stable for renovation,  
double garage & parking*

