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ESTATE AGENT



276 The Gravel, Holt. BA14 6RA.

£250,000.

The very pretty façade of this well-located cottage hides an unexpectedly surprising interior.

The BIG bonus here is the fabulously extended and beautifully proportioned kitchen garden room opening onto the private garden at the rear. With its skylight & patio doors inviting in the daylight this will prove to be the heart of the home and a fashionably social living space. To the front we have a traditional sitting room with fireplace and stairs to the first floor. Upstairs are two bedrooms; a good double with attractive period fireplace, a single with eaves storage and the bathroom. Lastly, and unusually, there is a cloakroom adjoining the kitchen garden room. Externally is a south east facing private garden with lawn and a garden shed. The front garden has a gate set into a stone wall and gravel bed with planted borders and garden path to the front door.

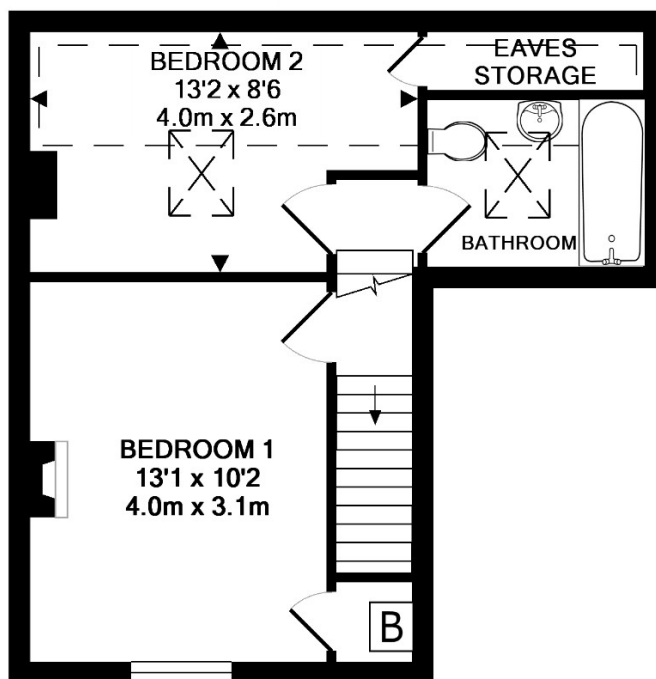
Holt is a popular village lying to the east of Bradford-on-Avon; it has a post office/shop, two pubs, two churches, primary school, the fashionable Glove Factory café, village hall, tennis courts, children's playground, National Trust Courts & plenty of good country walks. Market town amenities are at Bradford-on-Avon, Trowbridge & Melksham boasting a wide array of shops & super markets including Waitrose. All three have rail links; the A4 and M4 lie to the north. Bath offers fashionable city centre shopping and amenities plus entertainment, thriving restaurant scene, night life, theatre and rail links to London and beyond.

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|----------------------------------|---------------------------------------|---------------------------|-----------------|
| • Well located character cottage | • Very impressive kitchen dining room | • Sitting room | NO CHAIN |
| • Two bedrooms | • Bathroom & cloak room | • Front and rear gardens. | EPC - C |

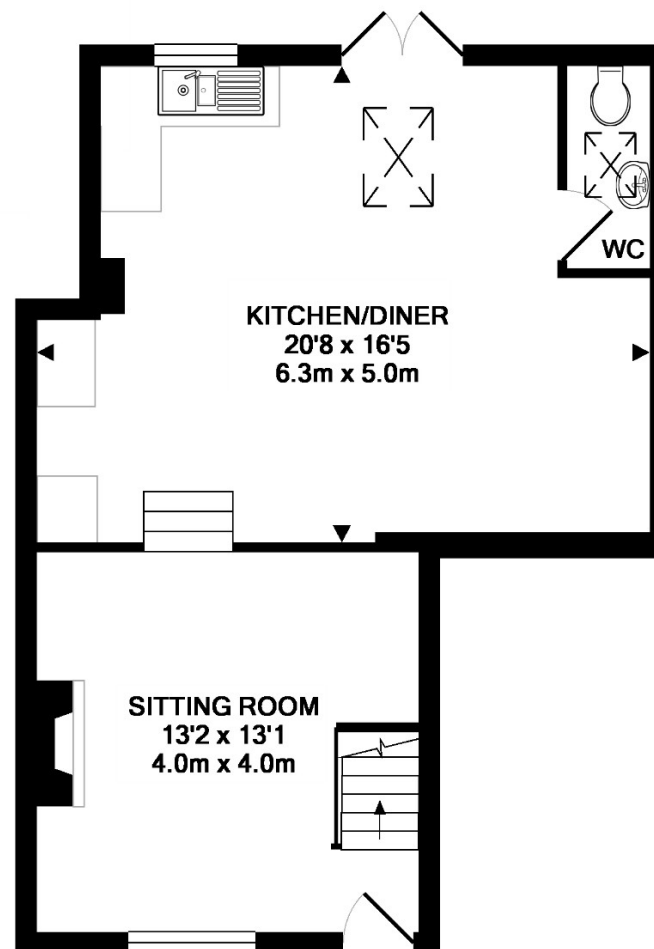


TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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1ST FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

