



**JEREMY JENKINS**

ESTATE AGENT

# Rose Cottage, 254 Turleigh, Bradford-on-Avon, BA15 2HG.

**Guide price: £775,000**

Charming character home very well located in Turleigh between Winsley & Bradford on Avon. Pretty terraced gardens with views.

"Rose Cottage" is a charmingly comfortable village home. The design & execution seamlessly blending old & the new, creating a very relaxed atmosphere. The ground floor offers a fabulous, triple aspect kitchen dining room with lofty ceiling & ample natural light; you could spend all day in here! The living room has a super inglenook fireplace, beams & window seats, the perfect retreat. There is also a double bedroom with adjoining store, large shower room, utility room & a study for home working. The first floor has fine double bedroom with cupboards & wardrobes beside the smart bathroom with both shower & roll top bath. The top floor has a loft room which is currently used as a bedroom. This may well make a great hobby space, home office or children's playroom. Externally the front garden is attractively planted & landscaped with flowerbeds & borders with paving & pathways leading to a patioed seating area. A Wisteria adorns the front elevation, sensational in full bloom! Above this is a roof terrace accessed via stone steps which in turn leads to a raised lawn with pretty stone walls & small orchard with apple, pear & green gauge trees plus fruit bushes. Further specimen trees include: Gingko, Acer Davidii Viper, Japanese crab-apple, cherry & oak. This is the perfect spot to enjoy some sunshine & soak up the views across the pretty garden & over the village beyond to the Avon valley. Gardeners will love this! Our client tells us the plot is circa quarter of an acre including 2 garden sheds, green house & log store. Note: there is no private off-street parking. On street parking is available outside the house.

Turleigh is a famously pretty village with annual community events & party. Nearby Winsley is very well served by amenities having an excellent farm shop with café, pub, health centre, church, village hall, bowls & cricket clubs, primary school and bus links. 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 canal, river and country walks. The railway stations at Avoncliff & Bradford on Avon offer a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Character village home with views
- Comfortable lounge with great fireplace
- Three bedrooms, two bathrooms
- Study & utility room
- Superb Kitchen dining room
- Very pretty landscaped gardens & views





*Village home bursting with charm & character*

*Impressively comfortable living spaces*

*Beautifully landscaped & terraced gardens with views*

