



JEREMY JENKINS

ESTATE AGENT

Mistletoe House, 145 Upper Westwood, Bradford-on-Avon, BA15 2DE.

Guide price: £1,100,000

Mistletoe House is an impressively spacious detached village home with views for miles. Good grounds including over 5500sqft of underground storage, BBQ hut & workshop. NO CHAIN.

The heart of the home is surely the lengthy kitchen family/dining room. This excellent space spills out onto the garden & veranda & has views for miles. Adjoining this sociable space is the utility room. The dual aspect sitting room also leads out onto the veranda. We also find a study, shower room & boiler/boot room leading to the double garage plus a welcoming central entrance hallway. Upstairs there are four bedrooms, two with ensuite & two sharing the family bathroom. The two rear bedrooms have views for miles. Plenty of space for family & friends to spread out into for work, rest & play.

The gardens are mostly lawned with veranda & patio seating areas, atmospheric BBQ hut, workshop & ample parking on the driveway. Of special note is the enormous underground storage space. This was formerly a reservoir. The two pillared chambers together measure 5528sqft & is at least "van height". It has vehicular access & has a concrete roof with lawn on top. This has a multitude of possibilities which I am sure will appeal to variety of buyers; possibly wine collectors, those needing massive storage spaces or expansive hobbies amongst others. Note; the property has oil central heating & a covenant covering overage if the underground store is developed, copy available upon request.

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.

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| • Detached village home with views | • 30ft kitchen/diner adjoining the garden | • Dual aspect lounge & study | EPC - D |
| • Four bedrooms & four bathrooms | • Large level gardens & vast "bunker"... | • Double garage & parking | NO CHAIN |





Individually designed & built with an enviable feel for space

*Four bedrooms, four bathrooms
NO CHAIN!*

*Large gardens with vast store,
double garage & parking*

