



Rose Cottage, 20 Winsley Road, Bradford-on-Avon. BA15 1QS.

OIEO: £750,000

Rose Cottage is well situated on the Bath side of town, enjoys a south facing garden with garage, close to amenities & local schools and just a short walk down to the town centre.

The accommodation is fashionably generous, smartly presented throughout & bursting with character. We find a very large kitchen/diner family room overlooking the pretty garden, this will be the heart of the home surely? It's just the perfect space for chatting, cooking, eating and drinking with friends and family. The comfortable sitting room has a feature fireplace with gas effect wood burner. The conservatory links nicely to the sitting room. Next, we come to a lengthy flexible snug. Lastly there is a cloakroom & handy utility. Upstairs are four good bedrooms, principal with fabulous ensuite and a further separate shower room.

Externally is the south facing level garden with path up to the house, laid to lawn and with mature borders & garden shed. The cottage benefits from a generous workshop/outbuilding/former garage & parking. **EPC - C**

Winsley Road is a sought-after location on the popular north side of Bradford-on-Avon, nearby we have the co-op, school and pubs. The busy town centre isn't so far away with its eclectic mix of shops, various places to eat and drink, railway station and an enviable array of amenities including library, doctor & dentist, swimming pool & sports fields, Music Centre and both canal and riverside walks. The Georgian city of Bath offers high street shopping, entertainment and night life.

- Four-bedroom period home
- Large kitchen/diner family room, utility & w.c.
- Sitting room, further reception & conservatory
- Principal bedroom with ensuite
- South facing level garden
- Parking, garage/gym & outbuilding





A very comfortable home

