



THE HOUSE
No. 1

QUEENSWOOD
HOUSE No. 4



JEREMY JENKINS

ESTATE AGENT

3 Manor Gardens, Bradford-on-Avon. BA15 1FR.

£800,000

A very handsome townhouse boasting lofty ceilings & light rooms, lovely proportions & good grounds in an attractive setting.

Manor Gardens is an exclusive & sought after gated development on the Bath side of town. It occupies the former maternity hospital and its attractive grounds. Number 3 is a sympathetically refurbished period residence, one of only four individual homes developed within the original Grade II Listed mansion house. With comfortable, flexible accommodation over three floors it has the characteristic lofty ceilings and proportions associated with period townhouses yet benefits from all the conveniences of a modern home. The ground floor has a generous entrance / dining hall, a large kitchen breakfast room with bespoke hand painted units and granite surfaces, utility & cloakroom. The first floor boasts a dual aspect living room with fine far reaching views, a double bedroom & family bathroom. The top floor has the master suite, a further double bedroom & the fourth bedroom. This lovely home also benefits from underfloor heating throughout with individually controlled zones and a home network infrastructure allowing the distribution of TV, telephone and data to multiple locations.

Externally is a large, level enclosed garden enjoying a south west facing aspect. To the front is private parking for two cars.

Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The nearby railway station offers a picturesque ride to Georgian Bath's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- Beautiful grade II listed townhouse
- Kitchen, dining & living area
- Four bedrooms, master with ensuite
- Lovely rear garden
- Excellent reception spaces
- Private parking for two cars





*Sought after gated
development*

*Comfortable and impressive
accommodation*

*Lovely gardens &
setting*

