



4 BENJAMIN STREET

Winkworth





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BRADFORD-ON-AVON BA15 1FW

An immaculate modern house in a traditional style with secondary accommodation and double garage.

4 bed detached house | 2 reception rooms | 2 bathrooms | Boot Room | Kitchen/Breakfast room

Self contained 1 bedroom annexe | Double garage.

Bath office

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Winkworth

See things differently.

DESCRIPTION

Originally the show home for the whole development, this house has a superb plot with the added benefit of a 1 bedroom annexe over the double garage. Developed by C G Fry & son in 2019 who developed the famous Duchy of Cornwall "Poundbury" estate. This is no ordinary housing estate; in terms of styling and quality it has the feel of a Cotswold market village.

The house itself is a clever fusion of all of the advantages of modern living with traditional design which the owners have remodelled sympathetically to their own specification. Bespoke handmade oak kitchen with carrera marble work surfaces, new 4 oven AGA, reclaimed 17th century hardwood flooring, underfloor heating and an open fireplace of local bath stone handmade in Corsham.

The accommodation is extensive with Dining room. Utility room, Larder, Kitchen/ Breakfast room, Sitting room on the ground floor.

On the first floor a spacious landing leads into a master suite with en suite shower room. There are three further double bedrooms and a family bathroom.

Doors lead off the Kitchen/breakfast room and Sitting room onto an elevated terrace overlooking the south facing mainly lawned rear garden.

The double garage is situated to the side of the property fronted by a driveway with room for several cars.

ANNEXE

Above the garage is a superb spacious 1 bedroom studio annexe above which is also presented to a high specification.

LOCATION

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.

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.





TENURE

Freehold.

SERVICES

Mains gas, water and electrics.

LOCAL AUTHORITY

Wiltshire County Council

EPC

B

COUNCIL TAX BAND

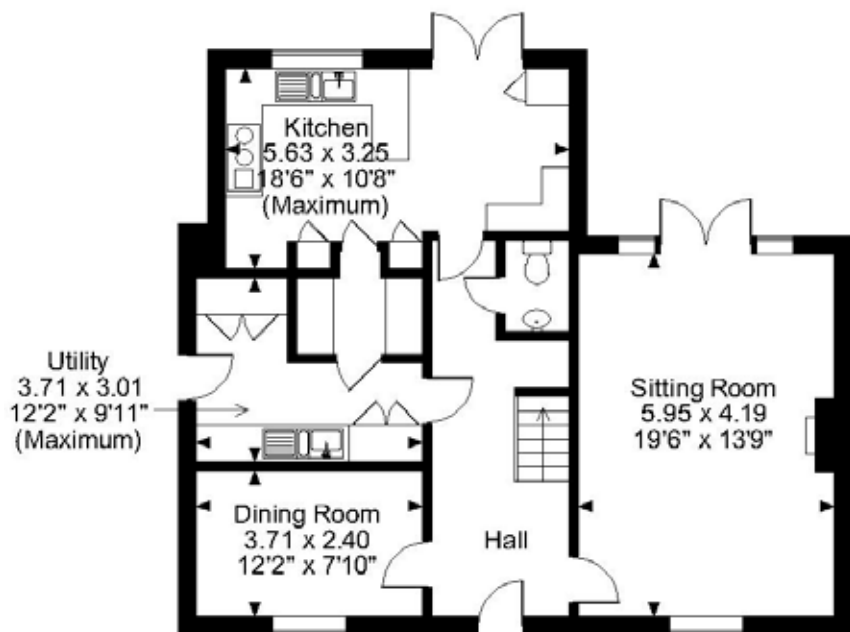
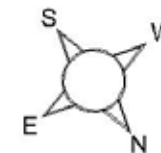
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VIEWING

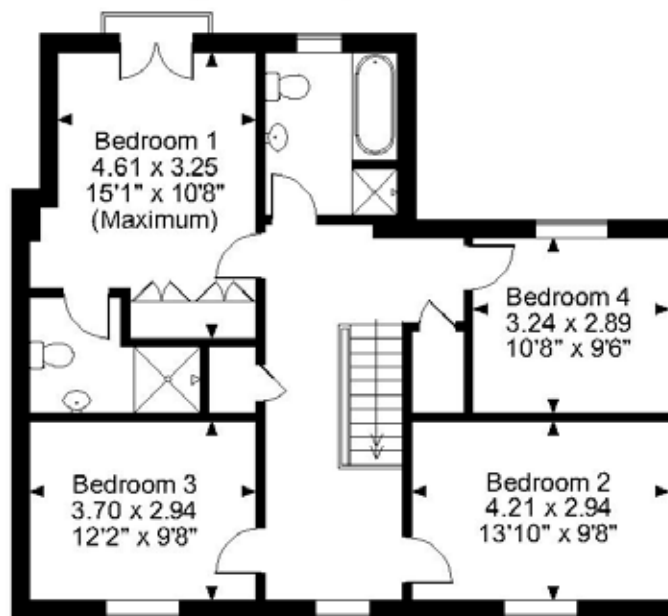
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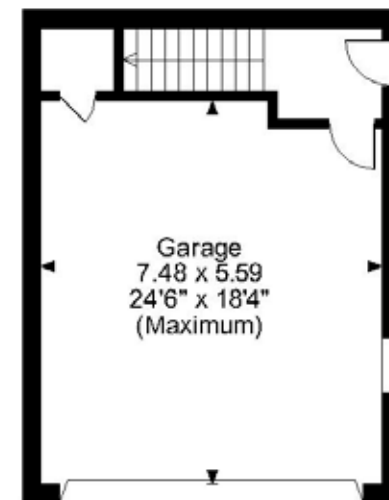
Benjamin Street, Bradford-on-Avon
 Approximate Gross Internal Area
 Main House = 1688 Sq Ft/157 Sq M
 Garage = 385 Sq Ft/36 Sq M
 Studio Flat = 463 Sq Ft/43 Sq M
 Balcony external area = 5 Sq Ft/1 Sq M
 Total = 2536 Sq Ft/236 Sq M



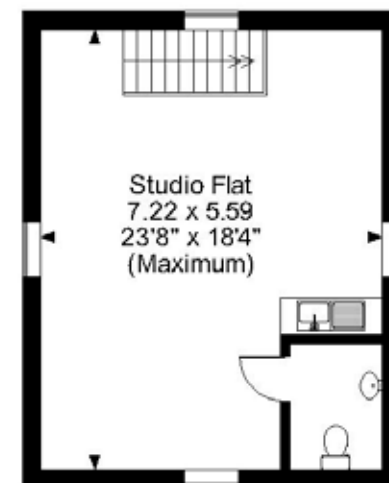
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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