

# 12 Ashley Road

Bradford on Avon, Wiltshire, BA15 1RN

KINGSTONS

A beautifully renovated and extended character cottage, perfectly positioned on the sought-after Bath side of town. Overlooking playing fields with open countryside beyond, this striking home seamlessly blends period charm with contemporary living, all within easy reach of local schools and amenities. The well-presented accommodation features an inviting open-plan kitchen dining room with bi-folding doors opening onto the garden a cosy sitting room with wood-burning stove, a separate utility room and a dedicated study. Outside, the property benefits from an enclosed garden and driveway equipped with an electric vehicle charging point.

£575,000















ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

**Entrance Hall**
UPVC obscure double glazed entrance door and wooden double glazed window to side, cupboard housing wall mounted gas combination boiler, radiator.

**Sitting Room** 4.53m (14'10") x 3.67m (12')
Two wooden double glazed windows to front, feature fireplace with wood burning stove, radiator.

**Kitchen/Dining Room** 7.87m (25'10") max x 3.92m (12'10") max
Aluminium double glazed bi-fold doors and three windows to rear, fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with storage under, 1+1/2 bowl stainless steel sink, integrated fridge/freezer and dishwasher, fitted eye level electric oven, five ring electric induction hob with extractor hood over, two radiators, stairs to first floor.

**Study** 2.52m (8'3") x 1.66m (5'5")
Wooden double glazed window to rear, radiator.

**Cloakroom** 1.53m (5') x 1.13m (3'8")
UPVC obscure double glazed window to rear, two-piece suite comprising wash hand basin and close coupled WC, radiator.

**Utility Room** 3.14m (10'4") x 2.11m (6'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, aluminium double glazed door to rear.

**Store** 3.36m (11') x 2.11m (6'11")
Electric roller door to front, power and light connected.

FIRST FLOOR

**Landing** 4.53m (14'10") x 2.00m (6'7")
Two wooden double glazed windows to rear.

**Bedroom 1** 4.47m (14'8") max x 3.74m (12'3") max
Wooden double glazed window to front, radiator.

**Bedroom 2** 4.20m (13'9") max x 2.72m (8'11") max
Wooden double glazed window to front and rear, storage cupboard.

**Bedroom 3** 2.69m (8'10") x 2.46m (8'1")
Wooden double glazed window to front, feature fireplace, radiator.

**Bathroom** 2.63m (8'8") max x 2.50m (8'2") max
Wooden double glazed Velux window, three-piece suite comprising bath with shower over, wash hand basin with drawers under and close coupled WC, extractor fan, shaver point.

EXTERNALLY
Enclosed rear garden, mainly laid to lawn with patio area, external lighting and sockets, cold water tap, gated side access. Driveway to front with electric car charging port.

**External Passage**

**Council Tax:** Band C - £2,400.81 (April 2026 – March 2027 financial year)

**Tenure:** Freehold.

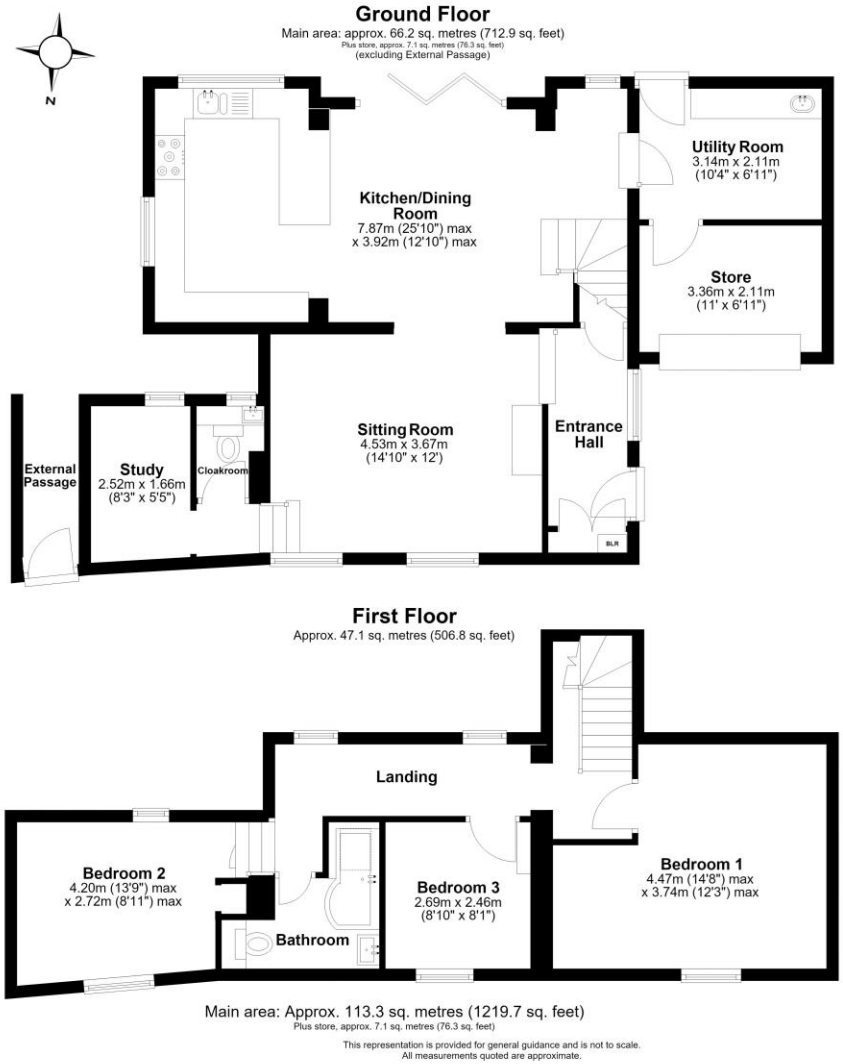
**What3words:** ///defensive.dots.supplied

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed to the top of the hill via Masons Lane and bear left at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout and take the next turning on the left onto Ashley Road. Ashley Cottage will be found further along on the left-hand side.



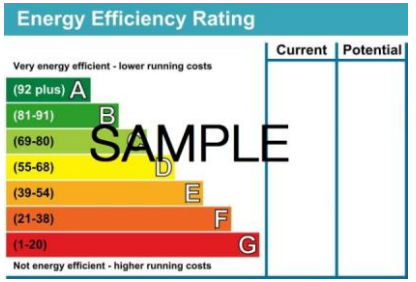











**Viewing:** Strictly by appointment through the agent **Kingstons.**

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

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