



3 BEDROOM DETACHED | FIELDINS, WINSLEY, BA15 | GUIDE PRICE £550,000



## DESCRIPTION

Welcome to 7 Fieldins, a wonderful three bedroom detached family home which has been beautifully maintained and located in a highly desirable village. Well positioned in a quiet cul-de-sac and just a thirty second walk to the popular Winsley Primary School and doctors surgery.

Through the front door there is a light and spacious entrance hall providing access to a downstairs cloak room, a good sized sitting room with a bay window, a contemporary style fitted kitchen which in turn leads through to a dining room and large conservatory, allowing enjoyment of the rear garden all year round and is the ideal place to entertain.

Upstairs there are three good sized bedrooms, two of which have built in wardrobes and a stylish family shower room.

Outside and to the rear is a fully enclosed South/West facing garden with well established borders and delightful private aspects, ideal for alfresco dining in the summer months.

There is plenty of off road driveway parking and a larger than average single garage.

All in all

Winsley is a highly desirable village location, two miles from the beautiful town of Bradford-on-Avon, and just six miles from the Georgian City of Bath - Winsley offers fantastic amenities close by including Hartley Farm shop & Kitchen, The Seven Stars public house, Winsley primary school & doctors surgery (Which are both a stones throw away) Bradford-On-Avon Rugby Club, Winsley Cricket Club and good access to St Laurence secondary school just down the road. Surrounded by stunning open countryside, this village does not disappoint.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: D

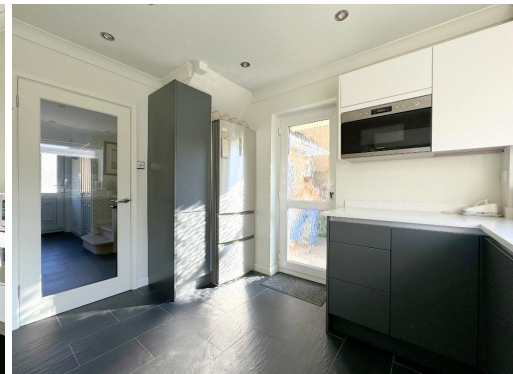




Mains electricity, gas, water and drainage.

## KEY FEATURES

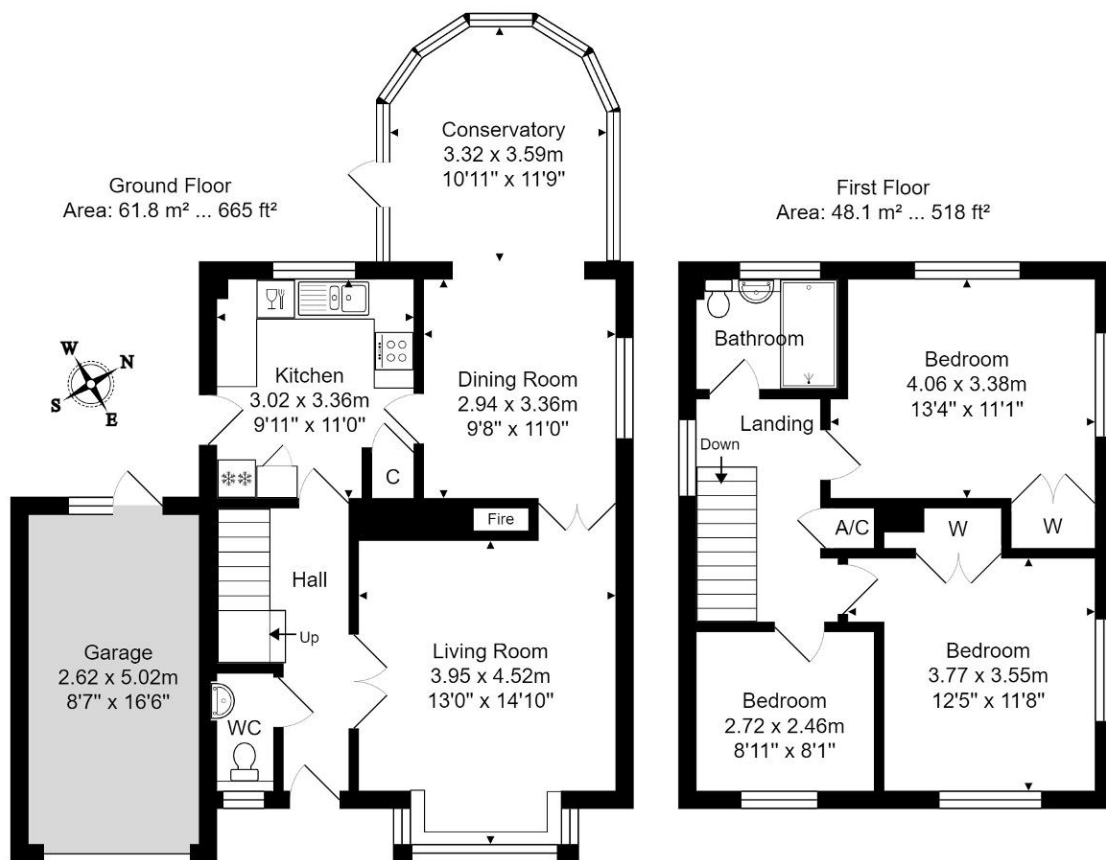
- No onward chain
- Three good sized bedrooms
- Sitting room with bay window
- Elegant shower room
- Fully enclosed South/West facing garden
- Highly desirable village location
- Stylish fitted kitchen
- Dining room & large conservatory
- Downstairs cloakroom
- Off road parking & single garage











Total Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup> (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

4D Broad Lane Farm

Seend

Melksham

Wiltshire, SN126RJ

Tel: 01225 983 910

E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)

Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)