





At a glance:

- Detached bungalow
- Three/four bedroom properties
- Multiple reception rooms
- Driveway with parking for multiple cars
- Views over countryside fields
- No onward chain



We are delighted to present a lovely three/four bed roomed detached home within the rural setting of Beckerley View, situated just off Beckerley Lane in Holt in a fantastic village location.

Energy Efficiency Rating C.



Full Description:

We are delighted to present a lovely three/four bedroomed detached home within the rural setting of Beckerley View, situated just off Beckerley Lane in Holt in a fantastic village location.

If you're looking for a private space, this particular property can offer just that. Starting with a driveway offering parking for up to 3 cars and surrounded by a range of trees and shrubs. From here leading to the property, you have two entrances either side and also a side gate giving you direct access to the rear garden. Upon entering the property to your right, you come to a good size entrance hall/utility room. Included in the space, is the gas central boiler, a range of built-in storage cupboards, sink with drainer, plumbing for a washing machine and space for a tumble dryer.

Moving further on you come to the central hallway giving you access to the good-sized kitchen. The kitchen includes a range of floor and wall cupboards, built in fridge freezer, dishwasher, oven and grill, gas hob, ext fan and sink with drainer. Next door you have a double bedroom with views to the front. Going back to the entrance hall you can access the office/study/fourth bedroom and also the downstairs WC. At the back of the property, you have a walk-through dining area leading onto a large reception room and this continues onto the huge conservatory. A great space to admire the views across the gardens and fields further beyond.



Updates includes two double bedrooms at either end of the property. One includes an en-suite and the other a balcony area. You will also find the family bathroom with panelled bath and shower over the top, hand basin, wc and a range of storage. The upstairs bedrooms both have eves running either side, therefore there is plenty of storage space available if required!

Off the side of the house there is also a lean too, a useful space for bikes and further storage. The rear garden is a special space with uninterrupted views looking over fields and countryside. Including a patio area to enjoy the sun and a lawn area for the kids to play the



Ground Floor

Approx. Gross Internal Floor Area: 1,755 Sq. Ft. / 163 Sq. M
Includes Conservatories and attached Garages

For indicative purposes only.

Copyright Jemesis Ltd 2021 0616

First Floor

Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

property does offer a vast amount of space.

Holt has an excellent community atmosphere and boasts an abundance of amenities including a general store with Post Office, 2 churches, 2 public houses, an acclaimed pre-school and primary school, Art gallery and café, village hall, Bowles club, children's playground, two tennis/netball courts, Football field, free access to "The Courts National Trust Gardens" for residents. In addition to this Holt has an active social calendar and maintains a wide range of clubs, classes and societies. The Rural route past Chalfield manor provides an excellent 6 mile run/cycle circuit and quiet B roads in the area for road cycling.

The market town of Bradford on Avon, which was founded on the wool trade in the 14th century is just 2 miles away. A Cycle path along the Kennett canal presents many historical sites including a Saxon church and a tithe barn can be found here and other amenities include a public swimming pool and a wide selection of specialist shops. Other services include a library, a health centre and a dentist. The railway station gives direct access to London Waterloo and the cities of Bath and Bristol.

Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com