



HAMBLETON
ESTATE AGENTS

80A HIGH STREET
MAIDEN BRADLEY
BA12 7JG



£350,000

80a High Street, Maiden Bradley, Wiltshire, BA12 7JG.

A delightful three bedroom end terrace house located in the sought after village of Maiden Bradley. This impressive property is situated towards the edge of the village in a lane side position with wonderful views over adjoining fields.

The property has been extremely well maintained by the current owner for the past seventeen years and enjoys the benefit of a stylish fitted kitchen with sleek handleless units.

The entrance lies to the side of the house where off set double doors open to a welcoming entrance hall full of natural light. To your right there is a spacious sitting room with a large bay window and attractive fireplace featuring a wood burning stove. A sliding double glazed door opens to a conservatory which provides the perfect spot to sit and relax after a busy day.

Moving upstairs, the landing has a useful storage cupboard and access to a fully boarded loft with drop down ladder and light. There are three good size bedrooms, all enjoying a delightful outlook over the garden and fields.

Stepping outside, a tarmac drive runs to the side of the house and up to the garage and parking. There is a single garage (the right hand one of the block of two) with parking for three cars by the side of the garages, where the oil tank is located. Please note, the property owns the driveway and the neighbours have a right of way to their parking but not permitted to park on the drive.

LOCATION: The village of Maiden Bradley is steeped in history with its name given from the priory for maidens founded in the 12th century. This picturesque village set within in the beautiful countryside of Wiltshire offering a tranquil setting for residents and visitors. The village's rich history and stunning landscapes make it popular for those seeking a peaceful retreat in the English countryside. Living in Maiden Bradley offers a lovely countryside experience with the Bradley Hare Pub set within the Duke of Somerset estate, and the family run Bradley Pantry adding to the charm. The refurbished pub provides a cosy place to unwind and socialise, while the store offers locally sourced produce, and a place to sit down and enjoy coffee and homemade delights. There are also community gardens currently allowing you to get involved in the growing of vegetables, flowers and soft fruit for the local residents and their families. These local establishments create a sense of community making daily life more enjoyable for residents in the village to an already close-knit community.

ACCOMMODATION GROUND FLOOR

An off set double opening front door to:

ENTRANCE HALL: Radiator, understairs cupboard, wood effect Karndean vinyl plank flooring and stairs to first floor.

LIVING/DINING ROOM: 20'8" x 14'7" (into bay) A delightful room featuring an attractive fireplace with wood burning stove and slate hearth, two radiators, large bay with double glazed window to rear aspect, Karndean vinyl plank flooring, wall light points and double glazed sliding door to:

CONSERVATORY: 7'9" x 6'7" Tiled floor, double glazed window and door to rear garden.

KITCHEN/BREAKFAST ROOM: 13'11" x 9'11" A modern stylish kitchen comprising double basin single drainer stainless steel sink unit with cupboard below, further range of matching gloss fronted base and drawer units with work surface over, built-in electric double oven with inset ceramic hob above, cupboard

housing oil fired boiler, space and plumbing for washing machine, dual aspect double glazed windows with field views and smooth plastered ceiling with downlighters.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Exposed floorboards, coved and smooth plastered ceiling with hatch to loft, storage cupboard and airing cupboard housing hot water tank with immersion heater and shelving for linen.

BEDROOM 1: 11'11" x 11'10" A spacious double bedroom with a double glazed window with a view over the garden and fields beyond, exposed floorboards, coved and smooth plastered ceiling and radiator.

BEDROOM 2: 9'10" x 7'8" Radiator, coved and smooth plastered ceiling, exposed floorboards and double glazed window to front aspect with field views.

BEDROOM 3: 8'5" x 8' Radiator, exposed floorboards and double glazed window overlooking the garden and fields beyond.

BATHROOM: Bath with mixer taps and shower attachment, pedestal wash hand basin, tiled to splash prone areas, coved and smooth plastered ceiling, radiator and double glazed window.

CLOAKROOM: Low level WC, wash hand basin with tiled splashback, coved and smooth plastered ceiling and double glazed window.

OUTSIDE

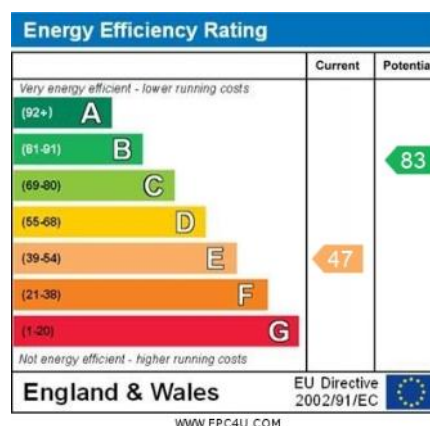
The front garden is mainly laid to lawn retained by a natural stone wall. To the right of the drive is a feature raised bed ideal for pots and tubs. A side gate gives access to a delightful rear garden being mainly laid to lawn with sell stocked shrub and flower borders enclosed by fencing.

SERVICES: Mains water, electricity, drainage, oil fired central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: C

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.



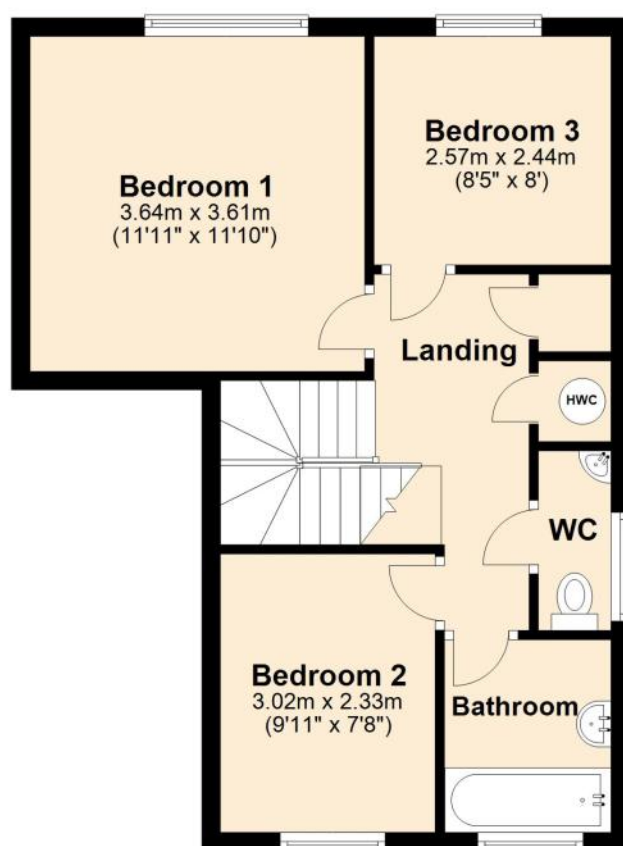
Ground Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 95.1 sq. metres (1024.1 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

