



THE OLD RECTORY, WHADDON

Winkworth

 OnTheMarket.com



THE OLD RECTORY, WHADDON

BA14 6NR

THE OLD RECTORY IS AN ATTRACTIVE 4 BEDROOM DETACHED PERIOD PROPERTY WITH ADDITIONAL 1 BED ANNEXE, SET IN ½ ACRE OF GROUNDS AND LOCATED WITHIN EASY REACH OF BRADFORD-ON-AVON.

THE PROPERTY:

The property has handsome mellow stone elevations under a stone tiled roof, typical of the houses of this era and location and therefore highly sought after by buyers, with the additional benefit of the prestige and joy of living in an Old Rectory. The property retains many charming period features internally, whilst being complemented by meticulous updates undertaken by the current owners. This handsome home includes open fireplaces with inset wood burners, exposed wooden floors and beams.

On the ground floor the accommodation consists of three main reception rooms; the sitting room with inset wood burner, a second reception room again with wood burner and the large, highly desired open-plan kitchen/breakfast room complete with an oil fired AGA under an oak bressumer beam. Additionally on the ground floor; a home office, utility room and a cloakroom.

Set over 3 floors, the first floor has two equally large double bedrooms and a family bathroom which features a ball and claw roll top bath and separate walk in shower unit. On the second floor there are two further double bedrooms and a further deluxe bathroom.



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AT A GLANCE...

- Detached former Rectory
- Large Kitchen/breakfast room with AGA
- Sitting room with log burner
- Second reception room with log burner
- Home office
- 4 double bedrooms
- Additional one bed annexe
- Two deluxe family bathrooms
- Large gardens extending to over ½ acre
- Double garage and large driveway
- Easy access to Bradford On Avon
- Accessible for a commute to London

UTILITIES

- Mains: Water and Electricity, Oil Fired Central Heating and private Drainage.
- Council Tax Band: F
- Wiltshire Council

AGENT NOTE

Whaddon is a great place to live for peace and quiet but within easy access to key local areas and for a commute being quicker and cheaper to London than from Bath. If visiting the area, in addition to going to Bradford-On-Avon, we highly recommend seeking out The Barge at Seend which has a canal side location and is about 15 minutes by car.

ANNEXE:

The annexe was converted by the current owners over the detached garages and used to accommodate relatives; the one bedroom annexe would also lend itself well to a letting or holiday letting set up.

GARDENS AND GROUNDS:

At the front of the property there is a large gravel driveway and the detached garage block (with annexe above). The gardens extend to over ½ an acre and have large level lawns along with mature borders, vegetable patch, pond, wooden summer house and a greenhouse. The owners have spent considerable time developing the areas as a mixture of zones to relax, dine, observe and work and would be ideally suited to a family.

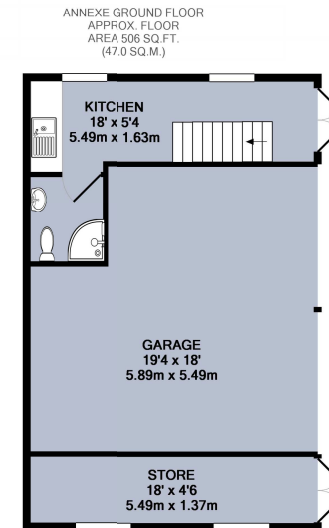
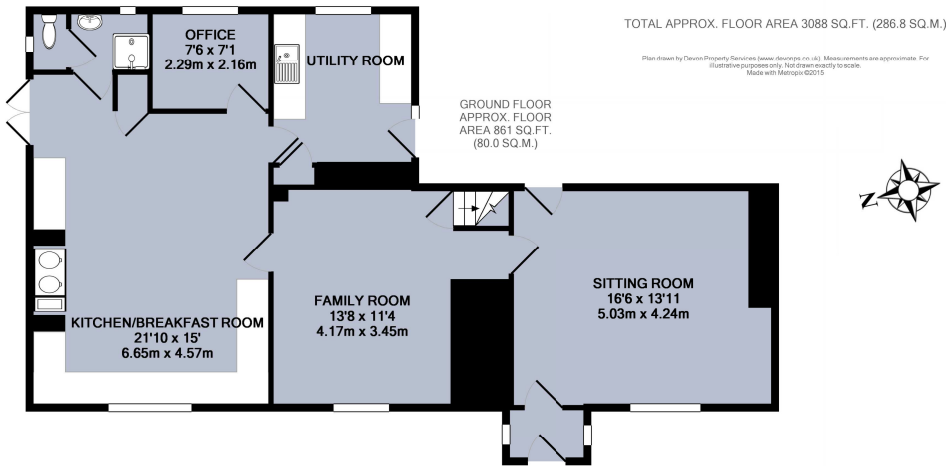
SITUATION:

Whaddon is a small rural hamlet set at the end of a long, no-through lane. The hamlet is approximately 5 miles from Bradford-On-Avon, which was voted as the best Town and Suburb 2015 by the Sunday Times.

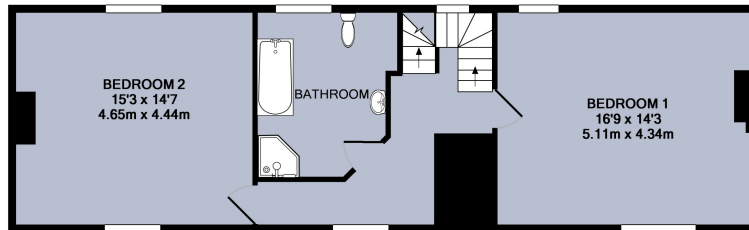
ACCESSIBILITY:

By car, Bradford-On-Avon takes around 5-10 minutes, Bath takes around 25 minutes and Bristol around 40 minutes. By train, London (via Chippenham) is 1hr 14mins, Reading (for Crossrail) is 45mins – both journeys set to benefit from the electrification.

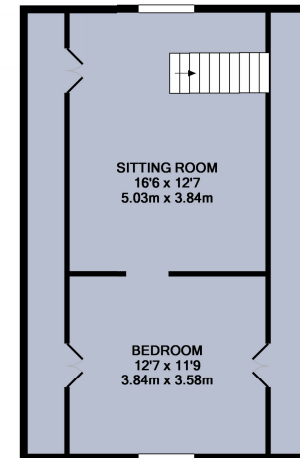




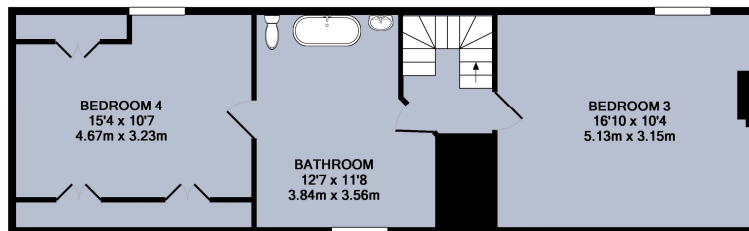
1ST FLOOR APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)



ANNEXE 1ST FLOOR APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)



2ND FLOOR APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)



These Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F		41	48
G			
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F		38	44
G			
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

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