



jones robinson
Incorporating Martin Walker



FREEHOLD GUIDE PRICE

£350,000

Avalon, 11 Stradbrook
Bratton, BA13 4SF



An interesting and charming detached Victorian cottage offering much character. Situated in an elevated location with views over rooftops towards open countryside in a quiet village backwater away from the hustle and bustle of life, yet close to services including a village store and excellent primary school.

- Detached Victorian Cottage
- Four bedrooms
- Rural location with country walks
- Thriving village
- Flexible accommodation
- Three reception rooms
- Wonderful garden with views
- Gas central heating
- No onward chain
- EPC Rating D



SUMMARY

Traditional features such as old fireplaces are complemented by contemporary attributes including a modern fitted kitchen with granite worktops, a nicely appointed bathroom and the whole house offers a warm and comfortable environment.

LOCATION

Bratton can be found just below the northern escarpment of Salisbury plain, it has a picturesque church and some wonderful old buildings. Westbury is only about ten minutes away by car and caters for most everyday needs, and also offers a train station with a mainline to London.

GROUND FLOOR

Entrance lobby with stairs rising to first floor. Dining room:- with ornate wood-burning stove, under stair storage cupboard. Sitting room:- with traditional cast iron fireplace with tiled surround and hearth. Study. Bedroom four. Kitchen:- nicely appointed with a range of floor and wall units, gas fired Rayburn, granite work surfaces, into which is set a sink unit with space and plumbing for appliances beneath. Rear lobby with floor and wall cupboards in utility room and space for appliances.

FIRST FLOOR

Landing with access via pull-down ladder to insulated loft space. Bedroom One:- with ornate Victorian fireplace. Two further bedrooms on this floor. Family bathroom:- with bath, W.C. and limestone basin, ladder style towel rail, airing cupboard containing gas fired central heating boiler. Separate shower room with W.C., vanity basin and shower.





OUTSIDE

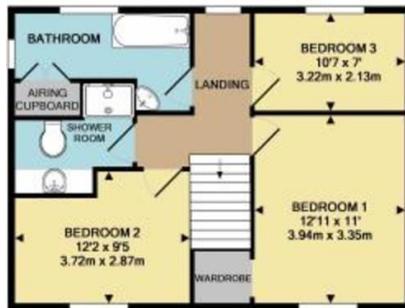
The top garden is an attractive feature of the property, offering an abundance of flowering shrubs, plants and trees set into well-stocked flower borders. At the side of the house to the right is an attractive ornamental pond and waterfall, beyond which is a useful brick built store. To the left hand side of the house is an extensive vegetable garden and attached to the house a pergola with grape vine and wisteria over a terrace. Beyond the terrace is an expanse of lawn, again with flower borders and shrubs, a greenhouse and potting shed.

There is unrestricted parking along the street.





GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ.FT.
(65.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

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DIRECTIONS

From Bratton centre head East on the B3098 down the hill turning right into Stradbrook.



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