

4 BEDROOM DETACHED | BRATTON ROAD, BA13 | £650,000

DESCRIPTION

Oddfellows Hall is an impressive four-bedroom, Grade II Listed Victorian detached property, located at the heart of historic Westbury. Originally constructed by the Odd Fellows Society in 1885, the property was initially converted in the 1980's and has been comprehensively refurbished by the current owners, which has seen an impressive fusion of the original character features with contemporary styling to create a spacious, warm and welcoming family home.

The superbly presented accommodation is arranged over three floors and comprises a reception hallway on the ground floor which opens to a large open plan styled kitchen / dining room, with double doors to a dual aspect sitting room with feature fireplace, whilst to the rear there is a useful utility room, office and WC. The first-floor landing provides access to two large double bedrooms, a smartly appointed family bath and shower room, and a study. The upper floor completes the living space with two further double bedrooms, a walk-in wardrobe and shower room.

Externally there is ample off-road parking to the front and the rear which includes a double garage / workshop. A large, pretty walled garden which is mainly laid to lawn, provides plenty of space for outdoor living, entertaining and al fresco dining.

Situated within the Conservation Area, Oddfellows Hall is within close proximity to the town centre which provides a good range of local amenities. Westbury is a small market town situated at the western edge of Wiltshire beside the chalk downlands that form Salisbury Plain and is well known for its White Horse and its Iron Age hill fort.

Comprehensive cultural, leisure and sporting facilities are available in the city of Bath which lies some 17 miles to the north. Bath is a World Heritage City and is internationally acclaimed for its architecture. The



beautiful cathedral city of Salisbury lies some 23 miles to the South-East and the regional centre of Bristol lies approximately 25 miles to the North-West.

Communications are good with the A303 lying 18 miles to the South which provides a link to the South-West of England and to London via the M3. There is a mainline rail service from Westbury Station which provides regular services to Bath (from 24 mins) and Salisbury (from 27 mins), and a direct service to London Paddington (from 71 mins).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: D

All mains services connected. Gas central heating.

Mostly double glazed.

KEY FEATURES

- Grade II Listed Detached Victorian home
- Open plan kitchen / dining room
- Two further reception rooms
- Walled rear garden
- Ample off-road parking
- Four double bedrooms
- Dual aspect sitting room
- Plethora of original features
- Double garage / workshop
- Conservation area



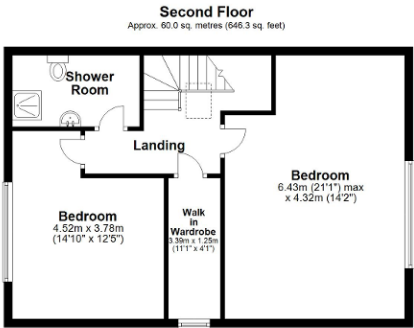
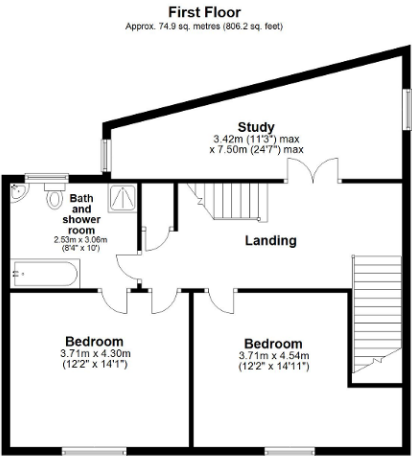
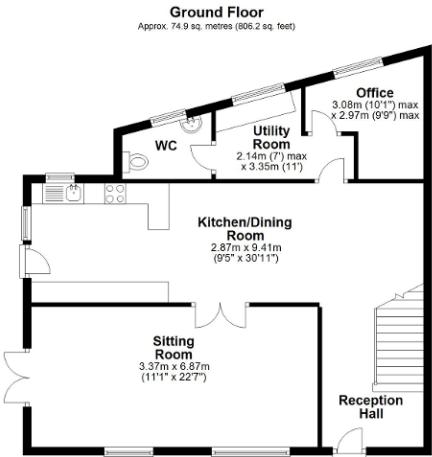


ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 58 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.



Total area: approx. 241.0 sq. metres (2594.5 sq. feet)

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