



29 Dane Rise  
Winsley, Bradford on Avon, Wiltshire, BA15 2NF

Extended and completely renovated to a high standard in 2020, this spacious detached home provides a flexible accommodation arranged over two floors, including a particularly impressive 27' x 19' open plan living space with bi-folding doors onto the south-westerly facing garden. Conveniently placed within easy reach of Winsley's village amenities, including farm shop, primary school, health centre, church and country inn. A rare opportunity to purchase a sizeable modern home, this property is likely to generate considerable interest so early and decisive viewing is strongly recommended.



Main Bedroom with Dressing Room & En-Suite  
Four Further Double Bedrooms  
27' x 19' Open Plan Living Space  
Sitting Room with Wood Burning Stove  
Boot Room & Utility Room  
Bathroom & Shower Room  
South-westerly Facing Garden  
Driveway  
Gas Central Heating  
Double Glazing

£850,000



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Two UPVC full-height obscure double glazed windows and entrance door to front, UPVC double glazed window to side, three radiators, stairs to the first floor.

#### Sitting Room 5.00m (16'5") x 3.59m (11'9")

Two UPVC double glazed windows to side, feature fireplace with wood burning stove, radiator, under stair storage cupboard.

#### Living Space 8.52m (27'11") x 6.04m (19'10")

Two double glazed aluminium windows and bi-folding doors to rear, kitchen area fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with storage under, 1 1/2 bowl stainless steel sink with mixer tap, integrated fridge and freezer, dishwasher, fitted double oven and microwave, 6 ring gas hob with extractor hood over, two radiators.

#### Utility Room

UPVC double glazed obscure door to side, fitted with a matching range of base units, 1 1/2 bowl stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, cupboard housing gas boiler.

#### Boot Room

UPVC double glazed window to side, tiled floor, radiator,

#### Shower Room

UPVC obscure glazed window to side, fitted with three piece suite comprising tiled shower enclosure, wash hand basin with cupboard under and close coupled WC, tiled splashbacks and floor, extractor fan, heated towel rail.

#### Bedroom 4 3.66m (12') x 3.64m (11'11")

UPVC double glazed windows to front and side, radiator.

#### Bedroom 5 3.64m (11'11") x 3.05m (10')

UPVC double glazed window to front, radiator.

### FIRST FLOOR

#### Landing

Radiator, access to eaves storage.

#### Bedroom 1 6.03m (19'10") x 4.80m (15'9")

Two aluminium double glazed windows and double doors with Juliet balcony to rear, two double glazed Velux windows, two radiators, access to eaves storage.

#### En-Suite Shower Room

Double glazed Velux window, fitted with three piece suite comprising shower enclosure, wash hand basin with cupboard under, close coupled WC, extractor fan, tiled splashbacks and floor, heated towel rail.

#### Dressing Room

Fitted wardrobes, radiator.

#### Bedroom 2 4.98m (16'4") x 3.60m (11'10")

UPVC double glazed window to side, radiator, access to eaves storage.

#### Bedroom 3 4.37m (14'4") x 2.98m (9'9")

UPVC double glazed window to side, radiator.

#### Bathroom

Double glazed Velux window, four piece suite comprising bath, wash hand basin with cupboard under, tiled shower enclosure, close coupled WC, tiled splashbacks and floor, extractor fan, heated towel rail.

### EXTERNALLY

Enclosed rear garden mainly laid to lawn, patio area, gated side access. To the front of the property is a driveway providing off road parking.





**Tenure:** Freehold. **Council Tax:** Band G - £4011.37 (April 2026 - March 2027 financial year)

**Viewing:** Strictly by appointment through the agent **Kingstons**.

**Directions:** Leave Bradford on Avon via the B3108 Winsley Road. Upon reaching Winsley, take the second exit at the roundabout onto the bypass. Take the second turning left onto Dane Rise and take the first turning right where number 29 will be found on the left-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

