

Baxters

Your Local Estate Agent



Detached Country Home

Beautiful Gardens

Four Bedrooms

Two Ensuites

Two Reception Rooms

Garaging



Ashley House

Bradford-On-Avon, BA15 2PP

**Offers in the Region
Of £634,999**

Living Room 34' 3" x 23' 11" (10.44m x 7.29m)

A wonderful room for entertaining - triple aspect windows overlooking the beautiful gardens, fireplace and built-in bookshelves.

Study 16' 3" x 12' 4" (4.95m x 3.76m)

A room full of character that you would expect from a property like this. A wonderful room that captures the morning sun with the east facing windows.

Kitchen/Breakfast Room 24' 2" x 12' 7" (7.37m x 3.84m)

A lovely modern and light kitchen with all of the modern conveniences: five burner gas hob, two electric ovens, dishwasher and built-in microwave. Adjoined by a spacious dining area.

Master Bedroom 18' x 15' 3" (5.49m x 4.65m)

Proportions that you'd expect for a master bedroom. Ample room for wardrobes and drawers. West facing windows overlooking the gardens and fields.

En-suite Master Bathroom 12' 4" x 8' 5" (3.76m x 2.57m)

Recently remodelled to include bath, separate shower, WC and wash basin. Heated natural stone floor and towel rail.

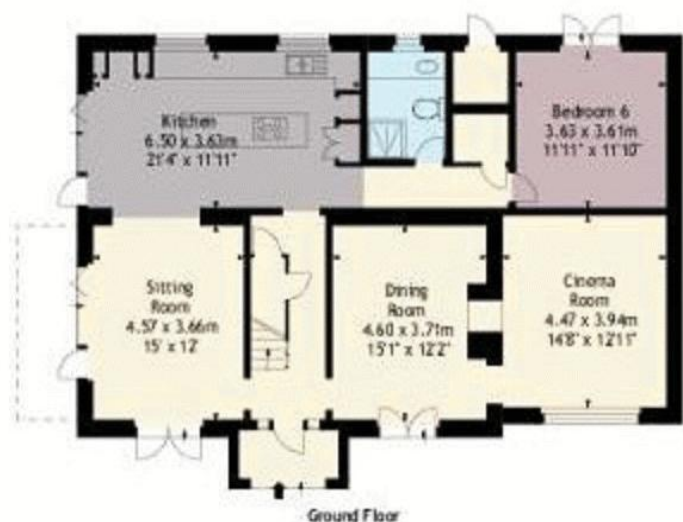
Family Bathroom 14' 1" x 10' 2" (4.29m x 3.1m)

White suite incorporating bath with shower over, wash basin and WC and ample storage for towels etc.

Bedroom 1 12' 2" x 9' 11" (3.71m x 3.02m)

Dual aspect windows to the front and east of the property. Adequate storage with two built-in wardrobes.

To arrange a viewing please call **01225 444666**

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

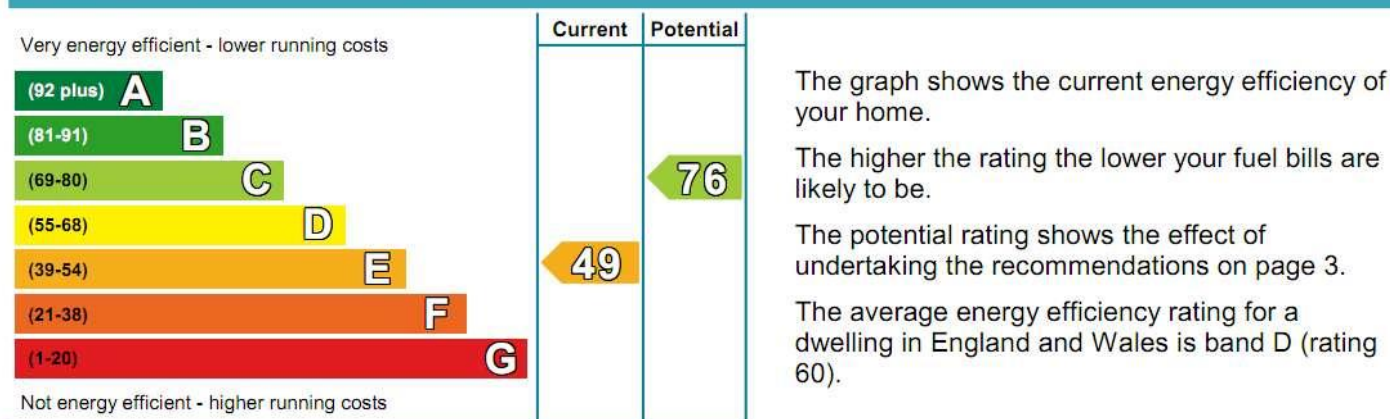
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.