

# *Barton Close*

*Bradford on Avon, Wiltshire BA15 1EF*



savills

# Barton Close, Bradford on Avon, Wiltshire

Mileages: Bath 7 miles, M4 (Junction 17) 10 miles, London (Paddington) from 70 minutes from Chippenham Station

## Internal

- Natural stone flooring in kitchen & bathrooms,
- Reversible timber double glazed windows
- Hardwood flush doors, skirting and architraves
- Contemporary door furniture
- Gas fired underfloor heating with pressurised hot water cylinder
- Heated towel rail to bathrooms
- Water softener

## Architectural features

- Light wells allowing natural light to lower hall from the garden terrace (selected plots)
- Limestone flooring to first floor rooms

## Externals

- First floor sun terrace with steel balustrade
- Natural stone elevation and natural slate roofs
- Parking with allocated space

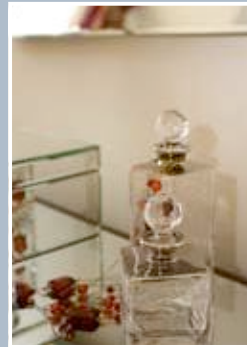
## Description

Barton Close is a superb development of contemporary homes situated in the heart of this most sought after Wiltshire town. Combining classical architectural elegance and stylish interior design the property enjoys a stunning outlook and offers a great deal of flexibility. Constructed of traditional Bath stone elevations these exceptional homes have been finished to the highest of standards as well as having bespoke kitchens and bathrooms and superb presentation there are environmentally minded systems as well. Each house contains a 98% energy efficient boiler which fires the under floor central heating system alongside a heat recovery system which ensures not only the property is constantly ventilated but also that the heat is maintained and re-circulated. Purchasers are given the opportunity to choose any kitchen they wish from Marlborough Kitchens extensive range. Granite worktops, a range of quality integral appliances including a five burner gas hob, electric double oven, dishwasher, American fridge freezer all feature to make an extraordinary kitchen area which opens onto a first floor garden terrace. The terrace enjoys simply stunning views from what is practically an outdoor room. On the ground floor is a utility room and wet room as well as a further living space which offers a great deal of flexibility as a study or further bedroom accommodation. On the top floor are three bedrooms all enjoying high ceilings and a well appointed bathroom.



## Situation

Bradford-on-Avon is a picturesque Wiltshire town with origins as the centre of the historic woollen trade. Rich with listed and historic buildings, the River Avon runs through its centre. The Town Park, Victory Fields, and playing fields border the river. Leisure facilities include public swimming pool, municipal tennis courts, a bowls club, a rowing club and walks along the River Avon, and Kennet and Avon Canal. A railway station offers connections to Bristol and South Wales in the west and as far as Portsmouth harbour in the south. Services to Bath and Chippenham offer connections to London (Paddington).



© Collins Bartholomew Limited 2008.





## *General Remarks and Stipulations*

### *Tenure*

Freehold

### *Services*

All main services are connected.

### *Local Authority*

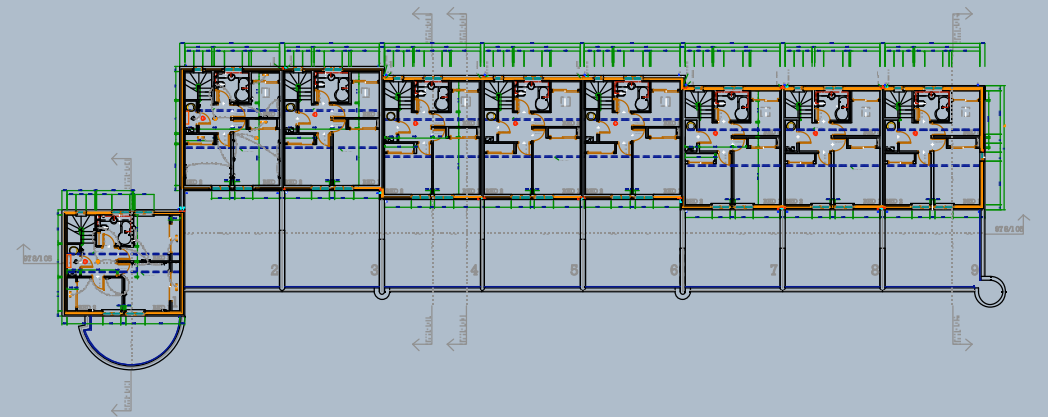
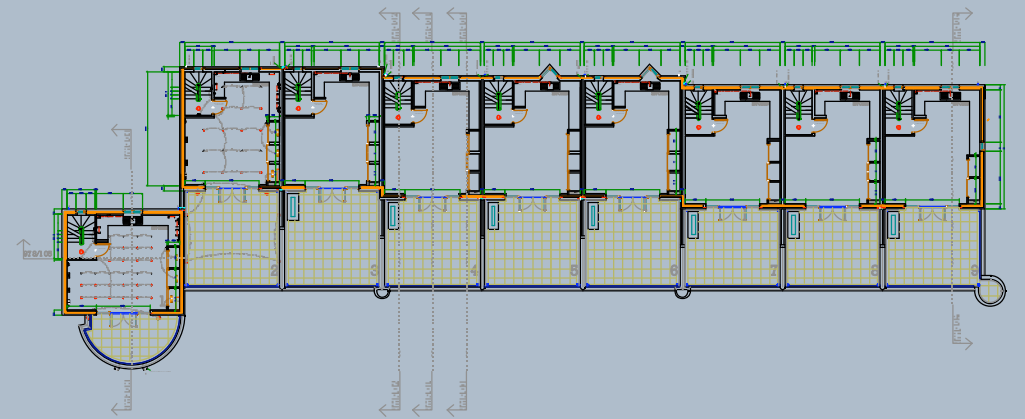
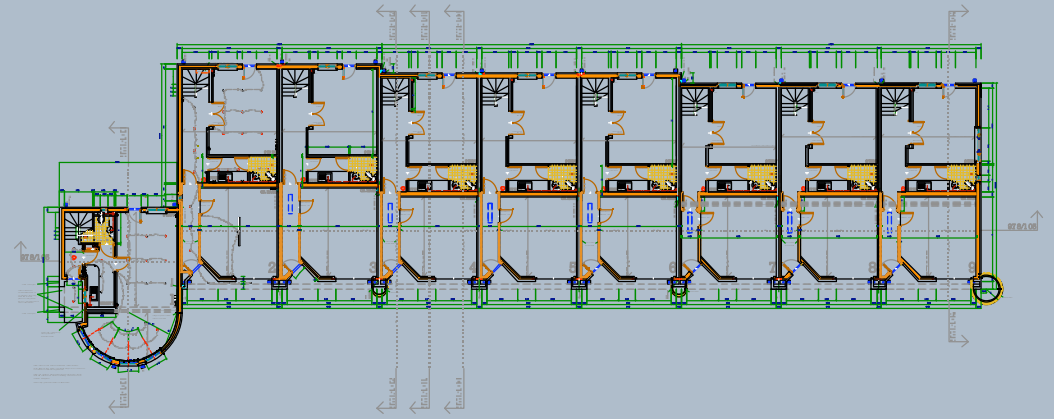
West Wiltshire District Council.

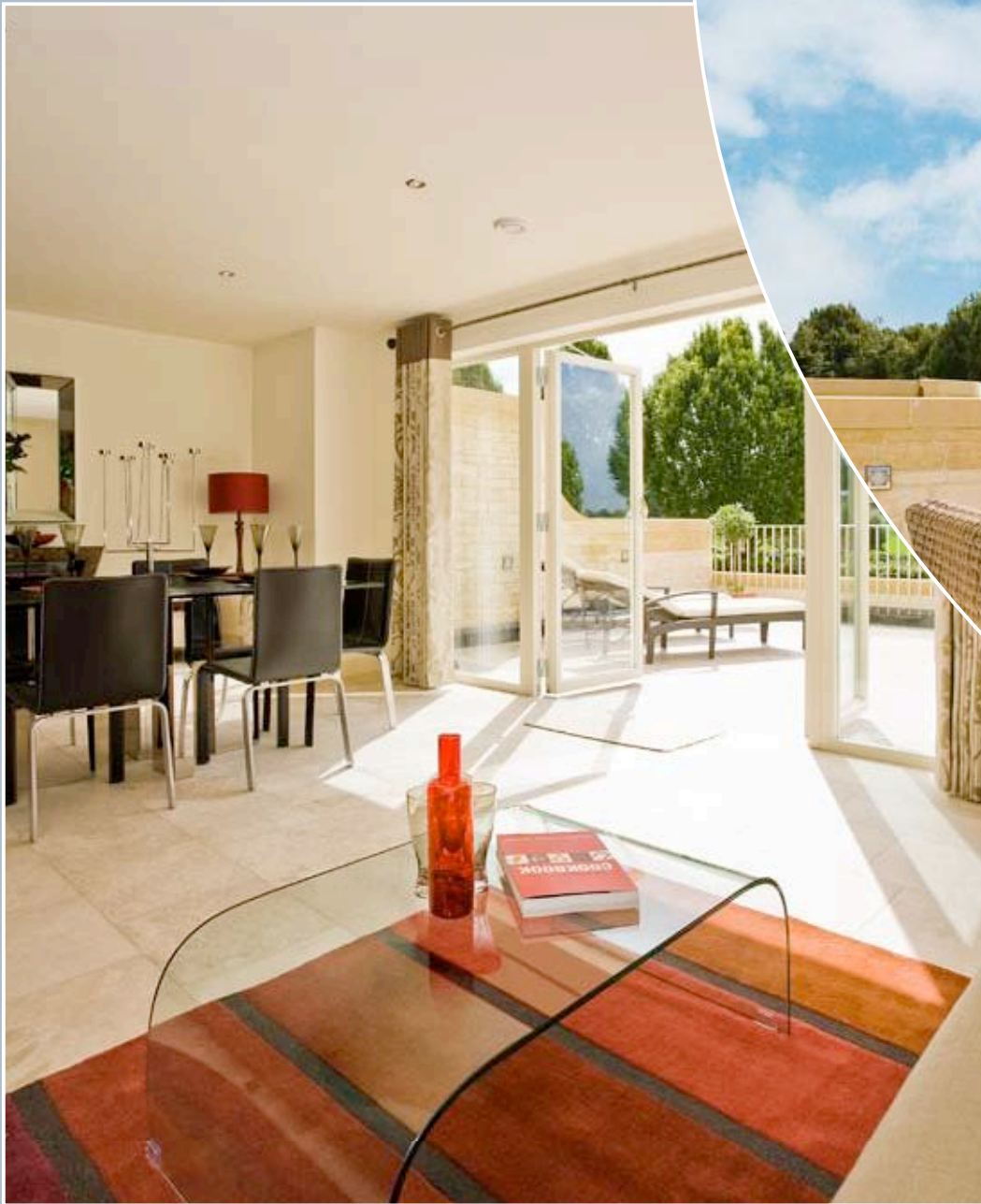
### *Viewings*

Strictly by appointment with Savills.

*An exquisite development of contemporary homes set in the heart of Bradford on Avon enjoying stunning views.*







**IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**ANTHONY FARR**  
ESTATE AGENTS

Anthony Farr  
33 Gay St, Bath, Avon BA1 2NT  
Tel 01225 318979  
Email [mail@amfproperty.com](mailto:mail@amfproperty.com)



**Geoffrey M. Saxty**  
01225 864880

Geoffrey M Saxty Georgian House  
14 St. Margaret's Street, Bradford on  
Avon, Wiltshire, BA15 1DA  
Tel 01225 864880

**savills**

Savills Bath Edgar House  
17 George Street, Bath, BA1 2EN  
Tel 01225 474550  
Email [bath@savills.com](mailto:bath@savills.com)