



The Lodge

3 & 3A Forewoods Common, Wiltshire



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3 & 3A Forewoods Common, Wiltshire

Bradford on Avon 2 miles, Melksham 5 miles
Bath 9 miles, M4 (J18) 16.5 miles
(all times and distances are approximate)

A rare opportunity to acquire a three bedroom house,
with a 1 bedroom annexe, outbuildings, paddock and
woodlands with river frontage.

The House

Ground Floor

Entrance hall | Living room | Open plan kitchen/dining room

First Floor

Principal bedroom en suite shower room
2 Bedrooms | Bathroom

The Annexe

Open plan kitchen/living/dining room
Double bedroom en suite shower room

Garden, Grounds and Outbuildings

Dutch barn | Tractor shed | 2 stone outbuildings
Gardens | Paddock | Woodland with river frontage

In all approximately 6.95 acres



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Situation

Forewoods Common sits at the tail end of the village of Holt, on the B3107 between the towns of Bradford-on-Avon and Melksham, and just north of Trowbridge. Holt has a church, village shop, post office, two pubs, workspace hub for small businesses, local craft brewery, primary school, bowls club, football club and the National Trust's The Courts Garden. There are good travel links by road and rail – the city of Bath is a short train ride (or 20 minute drive), while the surrounding countryside, and its towns and villages, are easily accessible walking or cycling via the area's many footpaths and bridleways as well as along the Kennet and Avon Canal.

The House

The Lodge (3 & 3A Forewoods Common) is a charming and characterful lodge house with annexe, built between 1900 and 1910 by John Moulton. The Lodge was originally two cottages - two doors can be seen at its front – while its current 'front' door is at the rear of the property. Completely refurbished in 2020, including the replacement of the arched windows and frames, the properties are immaculate inside and decorated in a neutral palette.

On the ground floor, there's a good-sized hall with wooden floorboards that flow into the open plan kitchen/dining room. In this room, there are wooden worktops and modern cream coloured units, space for white goods and a cooker with hob and extractor fan. Double aspect windows make this a light and bright space. The living room is carpeted, has a wood burner with slate hearth and windows with views to the fields.

On the first floor, there are two spacious bedrooms, one with ensuite shower room. There's also a smaller third bedroom/study and a family bathroom. The single storey annexe also has its front door on the same side as the lodge, as well its own private outside space, enclosed by a wooden fence. Inside, there's a charming open plan kitchen/living/dining room and a double bedroom with ensuite bathroom.



Gardens, Grounds and Outbuildings

The properties are approached via a discreet private driveway which leads onto a large gravel forecourt where there is plentiful parking. The driveway runs parallel to the boundary on one side; to the left of it are the house, gardens and outbuildings, straight ahead the Dutch barn, paddock and woodlands, and to the right agricultural land and Great Bradford Woods.

There are two level lawned gardens positioned across the forecourt, they are fenced and can be accessed independently of each other, whilst also being connected centrally with a gate. Beyond the gardens is a large level paddock.

There is a great selection of outbuildings, comprising a capacious Dutch barn (built in 2018) which provides excellent storage, a large tractor shed (with power) which benefits from permitted development rights, a stone dovecote and a stone studio both with power and the potential for upgrading.

The woodland which are known as Little Bradford Woods provide a wonderfully tranquil retreat. Swaths of bluebells cover the ground in the spring, with gentle terraces that lead down towards the river's edge and open out to views on the other side of the River Avon. There's potential to build a landing deck and create a riverside platform for fishing (there are riparian rights to the mid channel of the river) and relaxing. It really is a magical space!

Directions (BA14 6PJ)

From Bath head east on the London Road and take the 3rd exit onto the A4 slip road to Chippenham/Bradford-on-Avon/A363. At Bradford Road roundabout take the 3rd exit onto Bardford Road/A363 and continue for just over 4 miles. Turn left onto B3105 and drive through Woolley Green. At the T-junction, turn right onto the B3107 and slow down. The entrance to 3 & 3A Forewoodss Common is immediately on your left hand side.

Green Credentials

The property benefits from 16 340W Solar Photovoltaic (PV) Panels which are positioned on the roof of the tractor shed. Each string of 8 panels provides 2.72kWp to the house and annexe, making a total of 5.44kWp.

Services

Mains water and electricity. There are two LPG tanks, one for the house and one for the annexe. Private drainage (sewage treatment plant), the pipes runs to the brook on the adjacent land.

Local authority

Wiltshire Council – wiltshire.gov.uk

Council Tax

The House (No. 3) - Band D

The Annexe (No. 3A) - Band A

EPC Rating

The House (No. 3) - F

The Annexe (No. 3A) - E

What Three Words

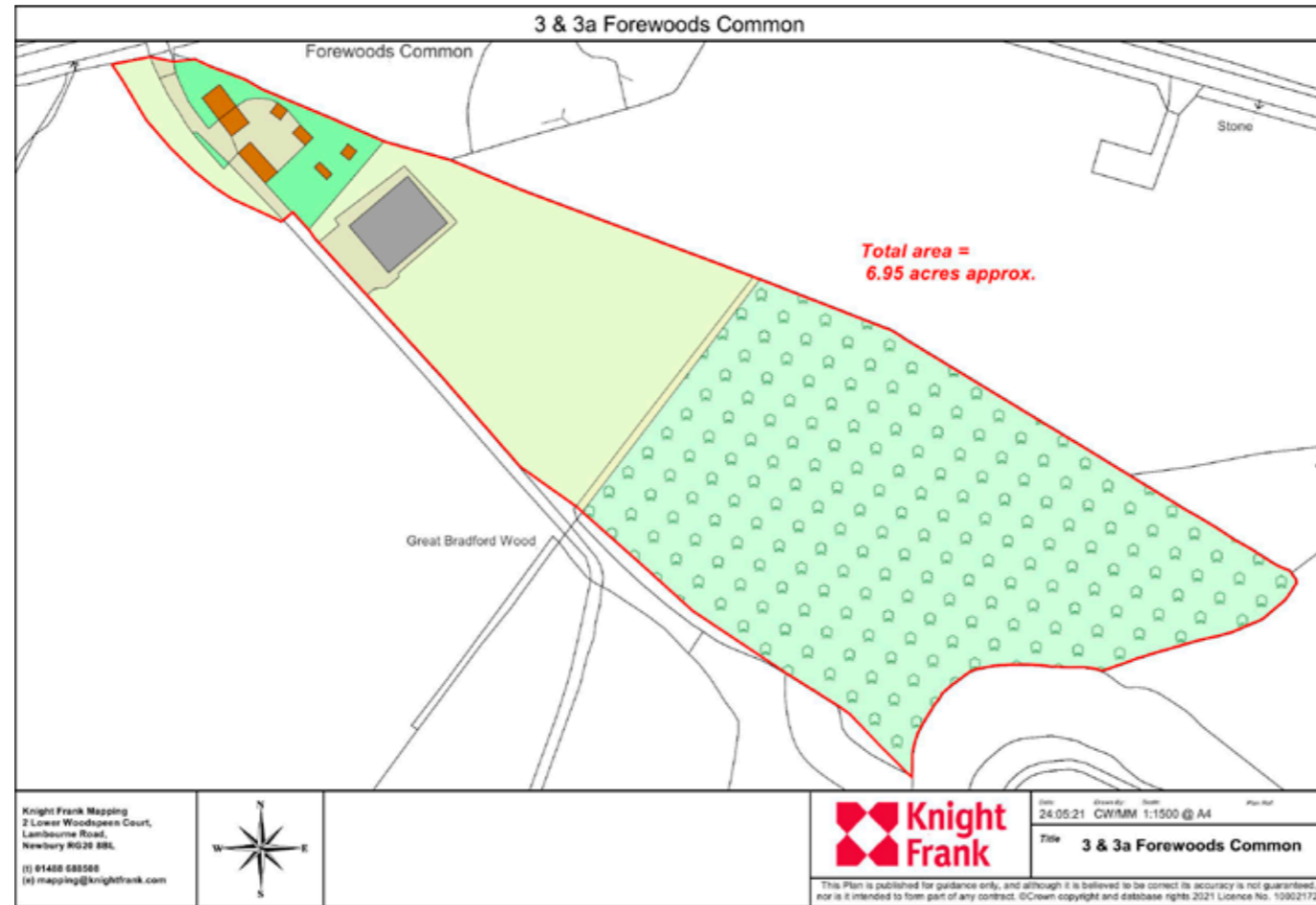
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Tenure

Freehold

Viewings

Strictly by prior appointment with the agent.



Gross Internal Area (Approx.)

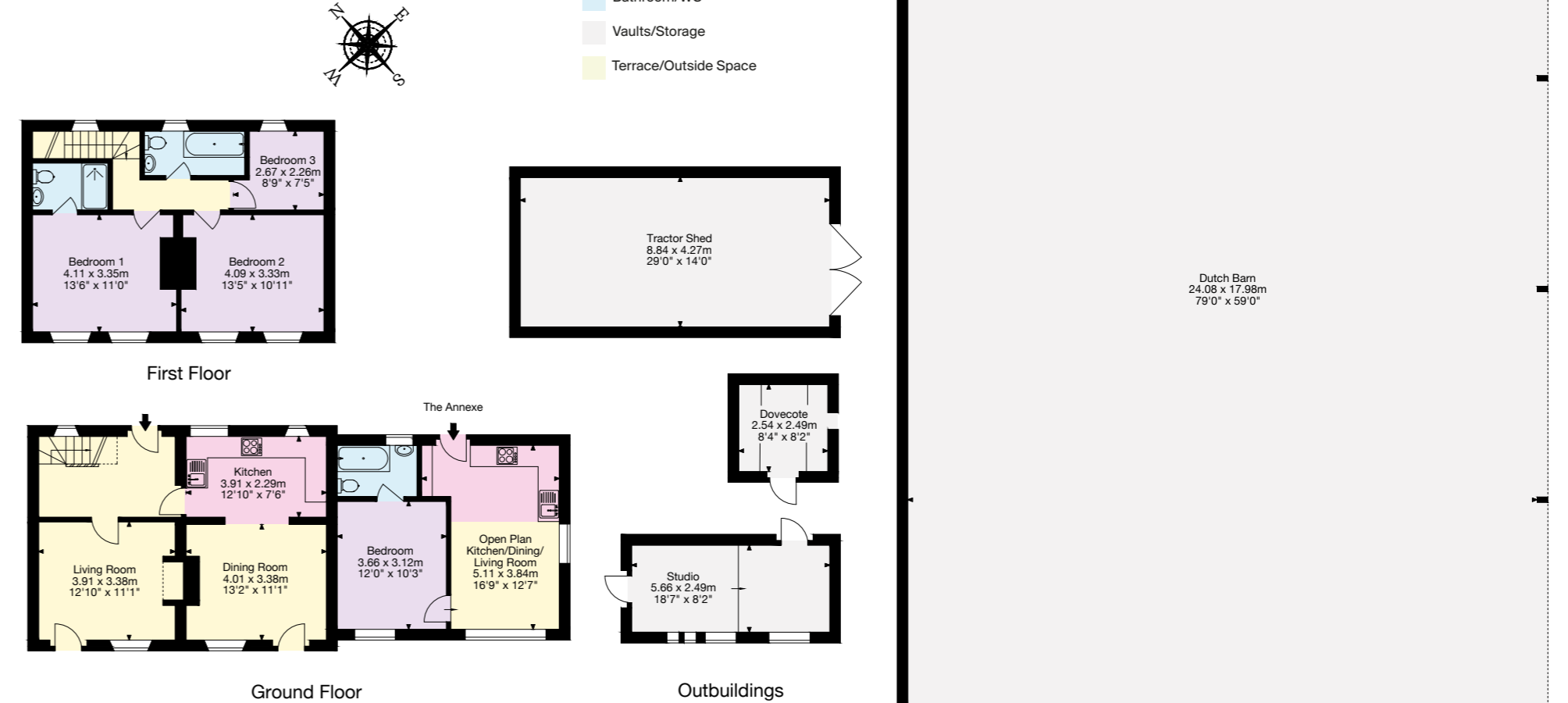
Main House = 96 sq m / 1,030 sq ft

Annexe = 33 sq m / 359 sq ft

Barn = 433 sq m / 4,661 sq ft

Outbuildings = 58 sq m / 626 sq ft

Total Area = 620 sq m / 6,676 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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