

Green Close, Upper South Wraxall, Wiltshire



A pretty three bedroom period cottage requiring modernisation, within the desirable village of Upper South Wraxall.

Accommodation

Ground Floor Entrance hall | Living room | Dining room | Study | Kitchen/breakfast room
Utility room | Wet room | Cloakroom

First Floor 3 double bedrooms | Bathroom

Gardens, Grounds & Outbuildings Garden | Paddocks | Double carport | 2 large barns
3 stables | Workshop | Store

In all approximately 7.37 acres

Distances

Bradford-on-Avon 4 miles, Bath 8 miles, Chippenham 10 miles, Frome 12 miles
(All distances are approximate).

Location

Green Close is situated in a peaceful position on a no through road bordered by open countryside, within the village of Upper South Wraxall, to the east of Bath. The Longs Arms pub, which is great for food is a short walk away; and the popular market town of Bradford on Avon is close by offering a wealth of amenities.

As well as walking and riding in the area, local interests include premier division rugby at Bath, horse racing at Bath, Cheltenham, Wincanton and Chepstow, numerous golf clubs and shooting and fishing syndicates.

High speed rail links to London Paddington are available from Chippenham at a journey time of approximately 70/75 minutes and Bath Spa from approximately 90 minutes. Bath is renowned for the quality of its schools, in addition to those in the surrounding area such as Stonar in nearby Atworth.



The House

Green Close is a characterful three bedroom period cottage dating back to 1620, but with the benefit of not being listed. The cottage requires modernisation throughout, but offers wonderful potential to create a beautiful forever home!

The cottage comprises honey-coloured Cotswold stone with a clay tile roof, exposed timber beams, stone mullion windows.

On the ground floor from the entrance hall is the living room, dining room, study and kitchen/breakfast room. There is also a utility room, wet room and cloakroom on this floor.

On the first floor there are three double bedrooms, all with fabulous views over the surrounding land, and a family bathroom.

Gardens, Grounds & Outbuildings

The property is approached by a private driveway (from the boundary of the plot) which has a right of way on it for the occupants of one other property. There is plentiful parking in addition to the double carport.

The property benefits from extensive outbuildings which could lend themselves to a variety of uses, and with the potential to be converted subject to obtaining the necessary consents. There is a very large barn with three stables attached, another large barn, workshop and store.

The mature country garden wraps around the front and to one side of the cottage. Beyond this are paddocks, two areas of woodlands and a pond.

NB. There is a footpath that runs down the driveway, as shown on the boundary plan.

Directions (Postcode BA15 2SE)

From Bath travel east on the A4, follow the A363 Bradford-on-Avon road for 100 metres and turn left into Bathford. Drive through the village and take the first turning right after The Swan public house. Follow this lane and take the left hand turn opposite The Longs Arms public house. Follow the lane down, and bear left at the bend. The access to Green Close is via the drive at the end on the right.

What Three Words: [///spouting.else.junior](https://www.what3words.com/)





Property information

Services: Mains water, electricity and drainage. Oil fired central heating.

Method of Sale: We are advised that the property is Freehold.

Local Authority: Wiltshire Council - wiltshire.gov.uk

Council Tax: Band G

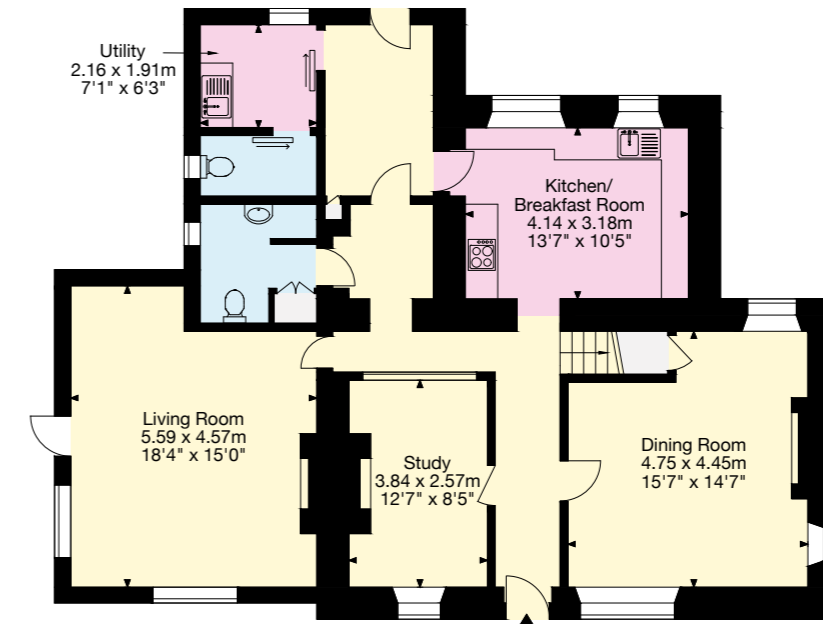
EPC: E

Guide Price: £1,250,000

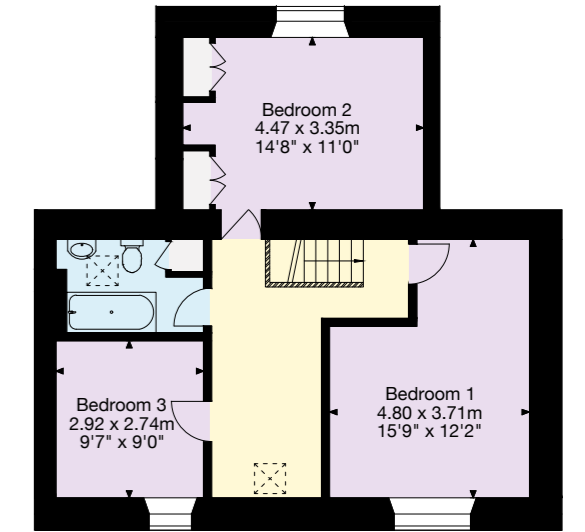
Viewing: Strictly by prior appointment with the Knight Frank, LLP

Main House = 168 sq m / 1,812 sq ft
 Carport = 35 sq m / 372 sq ft
 Outbuildings = 240 sq m / 2,586 sq ft
 Total Area = 443 sq m / 4,770 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.



Ground Floor

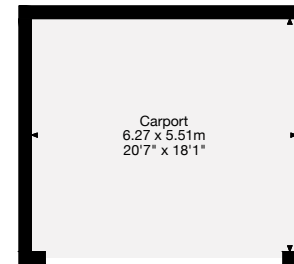
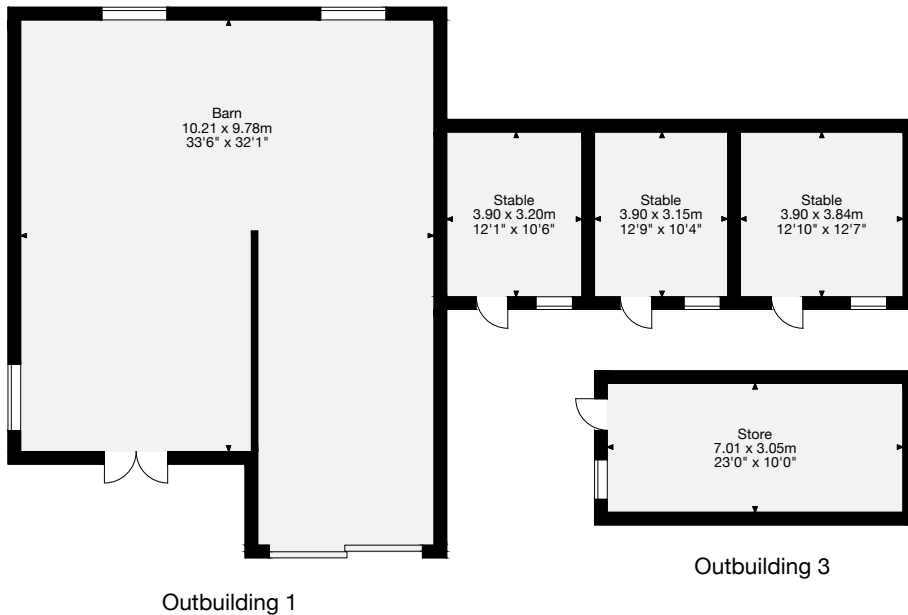
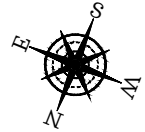


First Floor

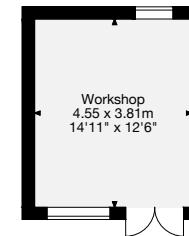


Outbuildings= 240 sq m / 2,586 sq ft

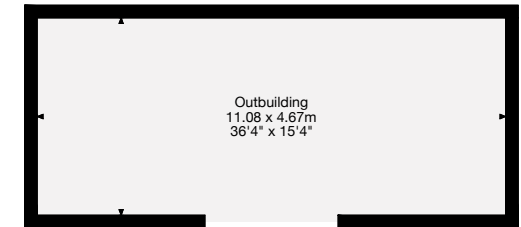
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Carport



Outbuilding 4



Outbuilding 2

Knight Frank Bath

4 Wood Street
Queen Square, Bath
BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [September 2023]. Photographs and videos dated [September 2023].

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