



24 Meadowfield
Bradford on Avon, Wiltshire, BA15 1PL



This mature, split-level detached home is set on a generous, elevated plot with stunning rear views. While it requires modernisation, it offers substantial potential, featuring an impressive 23-foot-wide sitting room designed to maximize the scenic outlook. The property includes a detached double garage, a driveway, and a garden. Conveniently located near local amenities such as the Co-Op supermarket, Wiltshire Music Centre, and Christchurch and St Laurence Schools, this superb property is nestled in one of the town's most desirable cul-de-sacs. It presents a rare opportunity to create a remarkable home and is available with no onward chain.



- Four Bedrooms
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- Cloakroom, Bathroom & En-Suite
- Detached Double Garage & Driveway
- Garden
- No Onward Chain

£700,000



ACCOMMODATION

(all dimensions being approximate)

UPPER GROUND FLOOR

Porch

UPVC double glazed window to side and rear, UPVC double glazed entrance door.

Entrance Hall

Part glazed obscure entrance door, built in cupboard, stairs to lower ground floor and lower first floor.

Cloakroom 1.78m (5'10") x 0.88m (2'11")

Wash hand basin with cupboard under and close coupled WC, extractor fan, tiled splashback, heated towel rail, tiled flooring.

Kitchen 3.86m (12'8") x 2.94m (9'8")

UPVC double glazed obscure entrance door and window to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, freestanding electric oven with extractor hood over, radiator, door to:

Utility Room 2.03m (6'8") x 1.87m (6'2")

UPVC double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

Dining Room 3.65m (12') x 2.95m (9'8")

UPVC double glazed window to front and rear, radiator.

LOWER GROUND FLOOR

Landing

UPVC double glazed window to side, radiator, stairs to upper ground floor.

Bedroom 1 5.08m (16'8") max x 4.88m (16') max

UPVC double glazed window to rear, glazed door to conservatory, built in wardrobe, radiator, door to:

En-Suite Shower Room 3.27m (10'9") x 1.62m (5'4")

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

Conservatory 4.00m (13'1") x 2.03m (6'8")

UPVC double glazed construction with entrance door to side.

Bedroom 4 2.59m (8'6") x 2.51m (8'3")

UPVC double glazed window to rear, radiator.

LOWER FIRST FLOOR

Landing

UPVC double glazed window to side, radiator, stairs to upper first floor and down to upper ground floor.

Sitting Room 7.15m (23'5") MAX x 5.05m (16'7") MAX

Two UPVC double glazed windows to rear, feature fireplace with wood burning stove, three radiators.

UPPER FIRST FLOOR

Landing

UPVC double glazed window to side, radiator, cupboard housing hot water cylinder.

Bedroom 2 3.62m (11'11") max x 3.20m (10'6") max

UPVC double glazed window to front and rear, radiator.

Bedroom 3 3.93m (12'11") x 2.98m (9'9")

UPVC double glazed window to front and side, built in wardrobe, radiator.

Bathroom 2.89m (9'6") x 1.93m (6'4")

UPVC obscure double glazed window to side, three piece suite comprising bath with shower over, wash hand basin with cupboard under, and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, loft hatch.

EXTERNALLY

Gated access to the enclosed rear garden with mature shrubs and trees, patio area and outside cold water tap. A driveway to the front provides off road parking and leads to:

Double Garage

Double garage with obscure glazed rear personal door, power and light connected, glazed window to rear, up and over door to front.

Council Tax:

Band F - £3,517.38 (April 2024 - March 2025 financial year)

Tenure:

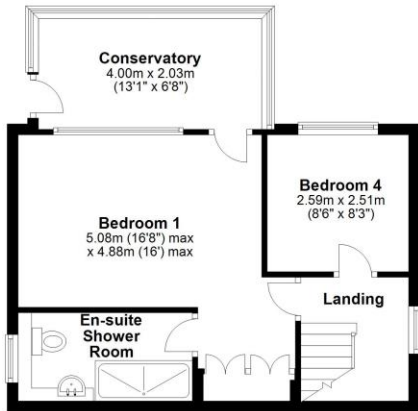
Freehold.

Viewing: Strictly by appointment through the agent Kingstons.



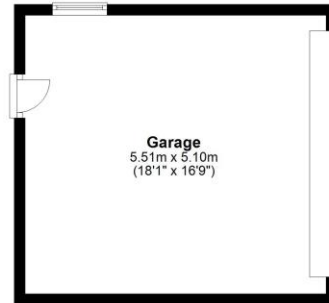
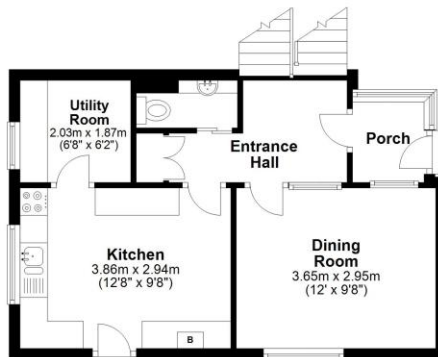
Lower Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



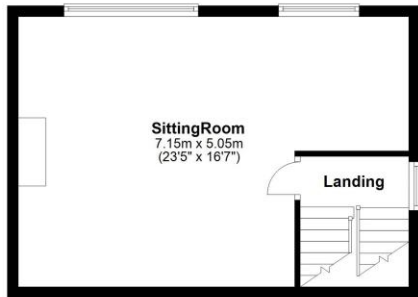
Upper Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



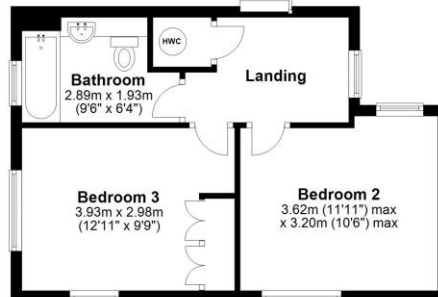
Lower First Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Upper First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 179.1 sq. metres (1927.5 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed to the top of the hill via Masons Lane and bear left at the mini roundabout onto Bath Road. Turn left at the next mini roundabout onto Winsley Road and take the fifth turning left onto Grove Leaze. Proceed down the hill and take the first turning right onto Rickfield, then turn immediately right onto Meadowfield. Continue to the end of the cul-de-sac and take the turning on the right, number 24 will be found at the end.

What3words: ///still.crouch.hedgehog

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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