



1 Bassetts Pasture  
Bradford on Avon, Wiltshire, BA15 1XE



A bright, spacious, and well-designed detached home with a separate double garage, set in the highly sought-after Southway Park estate. Offered with no onward chain, this superb property is ideally located near excellent amenities, including Sainsbury's, Fitzmaurice School, and the picturesque Kennet & Avon Canal. A fantastic opportunity for a growing family or downsizer—one not to be missed!

Four Bedrooms  
Study  
Sitting Dining Room  
Kitchen  
Utility Room  
Bathroom  
Cloakroom  
Double Garage & Driveway  
Garden  
No Onward Chain

**£565,000**



**ACCOMMODATION (all dimensions being approximate)**

**GROUND FLOOR**

**Entrance Hall**

UPVC double glazed obscure entrance door and window to side, UPVC obscure double glazed window to front, radiator, stairs to the first floor with two cupboards under.

**Cloakroom**

UPVC obscure double glazed window to side, two piece suite comprising wash hand basin with cupboard under, and close coupled WC, radiator.

**Study** 2.78m (9'1") x 2.07m (6'9")

Double glazed window to front, radiator.

**Sitting/Dining Room**

6.96m (22'10") x 3.87m (12'8") max

UPVC double glazed window to front, UPVC double glazed sliding door to rear, feature gas fire fireplace.

**Kitchen** 3.15m (10'4") max x 2.54m (8'4")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, fitted electric oven, four ring gas hob with extractor hood over, radiator.

**Utility Room** 2.77m (9'1") x 2.06m (6'9")

UPVC double glazed window to side, UPVC double glazed obscure door to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge.

**FIRST FLOOR**

**Landing**

Access to loft, cupboard housing floor mounted gas boiler and hot water cylinder.

**Bedroom 1** 4.45m (14'7") x 3.10m (10'2") max  
UPVC double glazed window to front, built in wardrobe, radiator.

**Bedroom 2** 3.52m (11'7") x 2.99m (9'10")

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

**Bedroom 3** 3.16m (10'4") max x 2.72m (8'11")

UPVC double glazed window to rear, built in wardrobe, radiator.

**Bedroom 4** 2.98m (9'9") x 2.77m (9'1")

UPVC double glazed window to rear, built in wardrobe, radiator.

**Bathroom** 2.19m (7'2") x 1.65m (5'5")

UPVC obscure double glazed window to rear, 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.

**EXTERNALLY**

The enclosed rear garden is mainly laid to lawn with mature shrubs, trees and flower beds, patio, exterior lighting, outside cold water tap and gated side access. The front and side gardens are also mainly laid to lawn with mature shrubs, trees and flower beds. The driveway is located at the rear of the house and leads to:

**Garage 1**

UPVC door to garden, power and light, up and over door.

**Garage 2**

Power and light, up and over door.

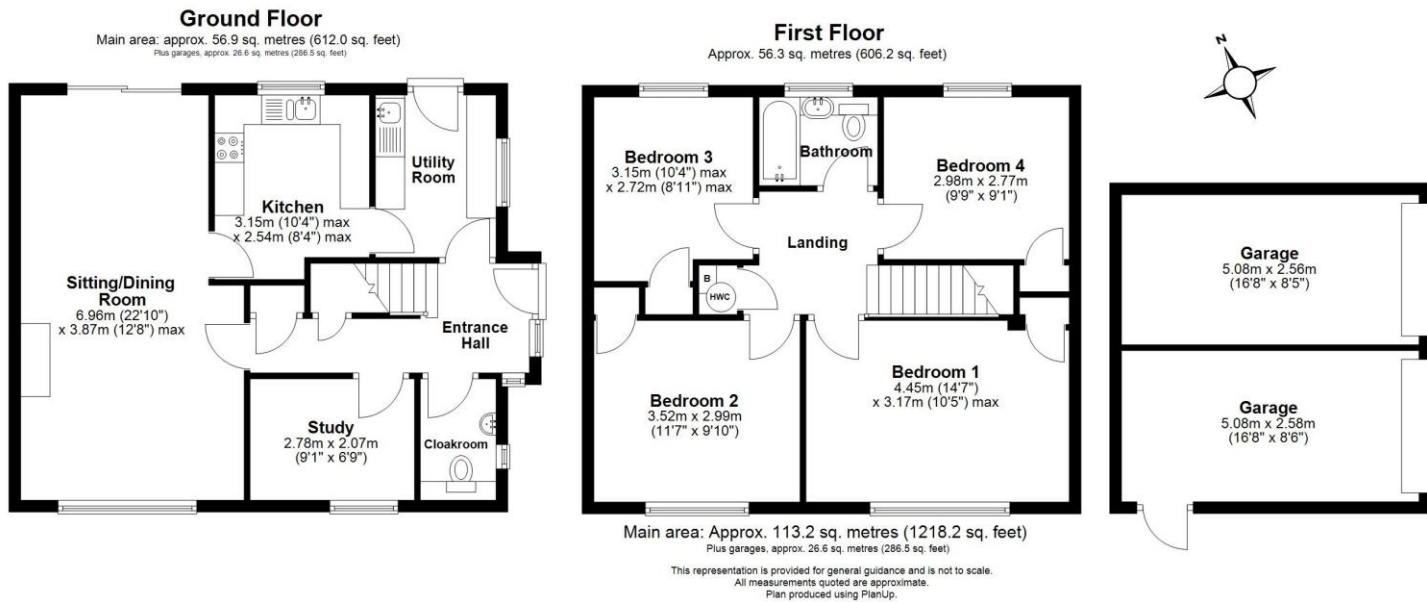
**Council Tax:** Band E - £3,128.82

(April 2025 - March 2026 financial year).

**Tenure:** Freehold.







**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** ///cheese.feasting.juggler

**Directions:** From our office in Silver Street, proceed down the hill and across the town bridge. Take the first exit at the roundabout onto St Margarets Street and continue onto Trowbridge Road. Take the last turning on the right before leaving Bradford onto Moulton Drive and the third turning right onto Southway Road. Bassetts Pasture is the first cul-de-sac on the right.

**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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		