



7 Kingsfield Leaze
Bradford on Avon, Wiltshire, BA15 1GH



Beautifully presented detached home enjoying light and airy, family-sized accommodation arranged over two floors, including particularly impressive living space with three reception rooms. This superb property also boasts two en-suites, a useful double garage and large driveway. Constructed in 2019 on the desirable Tithecote Manor development, conveniently located within easy access of both open countryside and the town's amenities.



Four Bedrooms
Sitting Room
Family Room
Kitchen/Breakfast & Dining Room
Utility Room
Bathroom
Cloakroom
Two En-Suite Shower Rooms
Garden
Double Garage & Driveway

£750,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed entrance door and window to front, stairs to the first floor with built-in storage cupboard under, tiled floor, radiator.

Sitting Room 4.80m (15'9") x 3.61m (11'10")
UPVC double glazed window to front, radiator.

Family Room 3.96m (13') x 2.82m (9'3")
UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room 5.78m (19') x 3.26m (10'8")
UPVC double glazed windows to rear, fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1 1/2 bowl ceramic sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, fitted electric double oven, four ring gas hob with extractor hood over, radiator, tiled floor, UPVC double glazed double doors to garden.

Dining Room 4.28m (14') x 2.81m (9'3")
UPVC glazed window to rear, tiled floor, radiator.

Utility Room

UPVC double glazed obscure door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for washing machine and tumble dryer, wall mounted gas boiler, tiled floor, radiator.

Cloakroom

Wash hand basin, close coupled WC, tiled splashbacks, extractor fan, radiator.

FIRST FLOOR

Landing

Built-in storage cupboard, built-in airing cupboard housing hot water cylinder, radiator.

Bedroom 1 5.09m (16'8") x 3.61m (11'10")
UPVC double glazed window to front, radiator.

En-Suite Shower Room

UPVC obscure double glazed window to front, three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin and close coupled WC, tiled splashbacks, heated towel rail.

Bedroom 2 3.62m (11'11") x 3.18m (10'5")
UPVC double glazed window to rear, radiator.

En-Suite Shower Room 2.74m (9') x 1.43m (4'8")
UPVC obscure double glazed window to side, three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin and close coupled WC, tiled splashbacks, heated towel rail.

Bathroom 2.20m (7'3") x 2.08m (6'10")
With with fitted shower over, uPVC obscure double glazed window to rear, heated towel rail, door to:

Bedroom 3 4.42m (14'6") x 2.89m (9'6")
UPVC double glazed window to front, radiator.

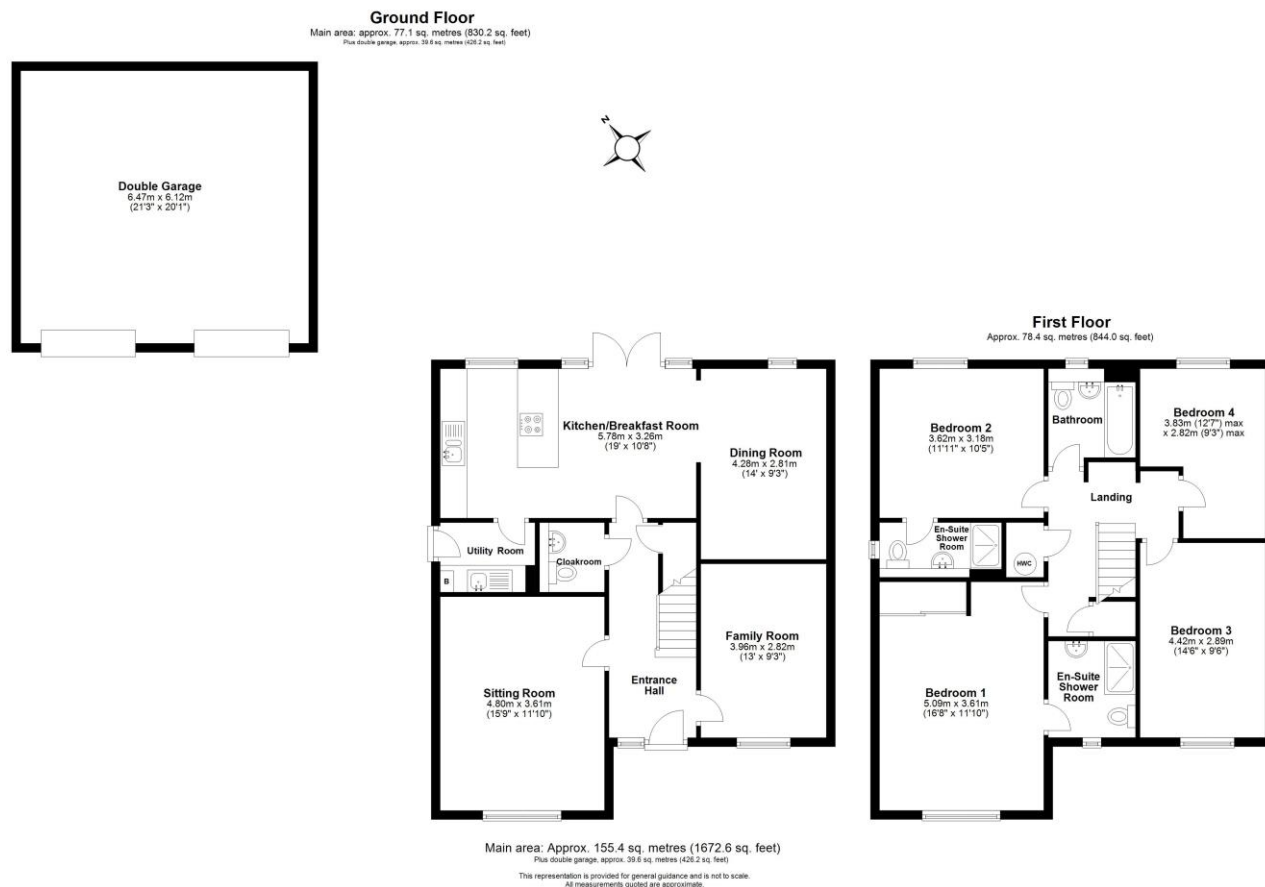
Bedroom 4 3.83m (12'7") x 2.82m (9'3") max
UPVC double glazed window to rear, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area and raised decked area, lighting, cold water tap, electrical socket, gated side access. A driveway to the side leads to:

Double Garage 6.47m (21'3") x 6.12m (20'1")
Double garage with power and light connected, two up and over doors to front.





Council Tax: Band F - £3,697.71(April 2025 - March 2026 financial year) **Estate Charge:** £422.24 (1st February 2024 - 31st January 2025)

Viewing: Strictly by appointment through the agent **Kingstons**. **Tenure:** Freehold. **What3words:** ///quoted.multiply.salad

Directions: From our office in Silver Street, proceed up the hill and continue onto Holt Road. Proceed straight over the roundabout and take the first turning left onto Brooklands. Take the first turning right onto Kingsfield Leaze where number 7 will be found on the right-hand side.

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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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