



Chards Barn, Leigh Grove
Bradford on Avon, Wiltshire, BA15 2RF

Beautifully enhanced and much-loved, this exceptional period barn conversion perfectly blends character features with contemporary design to create a home of immense charm and practicality. Offering a flexible layout of generously proportioned accommodation across two floors, the property easily adapts to a variety of family dynamics and even offers potential to divide into two separate dwellings. Set within a generous plot, the home enjoys ample parking and a delightful garden that feels very much part of the living experience. A double garage and adjoining store further enhance its versatility. Tucked away on the northern edge of Bradford, adjoining open countryside, the property offers a peaceful rural feel while remaining ideally placed for access to Bath, the M4, and the town's excellent amenities. A rare combination of character, space, and convenience - not to be missed. Vendor suited.

£1,000,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch

Entrance Hall

Two aluminium double glazed windows to rear, two radiators, stairs to the first floor.

Living Room 6.10m (20') x 4.65m (15'3")

Aluminium double glazed windows to front, side and rear, feature fireplace with wood burning stove, three radiators.

Garden Room 3.35m (11') x 3.28m (10'9")

Aluminium double glazed window to rear, double glazed bi-fold door to garden, two radiators.

Kitchen 5.07m (16'8") x 4.14m (13'7")

Aluminium double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, matching island unit, 1+1/2 bowl sink unit with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, fitted electric oven, four ring electric hob with extractor hood over, radiator, open plan to:

Breakfast Room 2.64m (8'8") x 2.42m (7'11")

Aluminium double glazed window to rear, double glazed door to garden.

Utility

Aluminium double glazed window to rear, plumbing for washing machine, wall mounted gas boiler.

Rear Hallway

Airing cupboard, stairs to the first floor, glazed door to front, radiator.

Bathroom

Aluminium obscure double glazed window to rear, three piece suite comprising bath, wash hand basin with cupboard under and close coupled WC, tiled surround, extractor fan, heated towel rail.

Dining Room 4.27m (14') x 3.89m (12'9")

Double glazed double door to garden, radiator.

Bedroom 2 4.17m (13'8") x 3.97m (13')

Aluminium double glazed window to front, radiator, door to:

En-suite Shower Room

Aluminium double glazed window to side, three piece suite comprising shower enclosure, wash hand basin with drawers under, and close coupled, extractor fan, tiled surround, heated towel rail.

Study 3.31m (10'10") x 2.42m (7'11")

Aluminium double glazed window to front, radiator.

FIRST FLOOR

Bedroom 1 5.03m (16'6") x 4.39m (14'5")

Aluminium double glazed windows to front and rear, fitted wardrobes, two radiators.

Mezzanine Landing

Two double glazed Velux windows.

Bathroom

Double glazed Velux window, four piece suite comprising corner bath, wash hand basin, bidet and close coupled WC, tiled splashbacks, airing cupboard, two radiators.

Landing

Aluminium double glazed Velux skylight.

Bedroom 3 4.7m (15'5") x 4.38m (14'4")

Aluminium double glazed Velux window, radiator, access to eaves storage.

Shower Room

Aluminium obscure double glazed window to side, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan, heated towel rail.

Bedroom 4 4.18m (13'9") x 2.83m (9'3")

Full height aluminium double glazed window to side, aluminium double glazed Velux window, storage cupboard, access to eaves storage, radiator.

EXTERNALLY

The rear garden is mainly laid to lawn with a variety of plants, shrubs and trees, irrigation system, patio, exterior lights, and gated side access. A driveway to the front provides a substantial off road parking area, with vegetable garden and green house.

Garage 5.49m (18') x 5.49m (18')

Window to side, glazed door to side, two electric roller doors to front, power and light, cold water tap.

Garden Store 5.41m (17'9") x 2.39m (7'10")

Window to rear, power and light.

Services

LPG gas, septic tank, and solar panels.

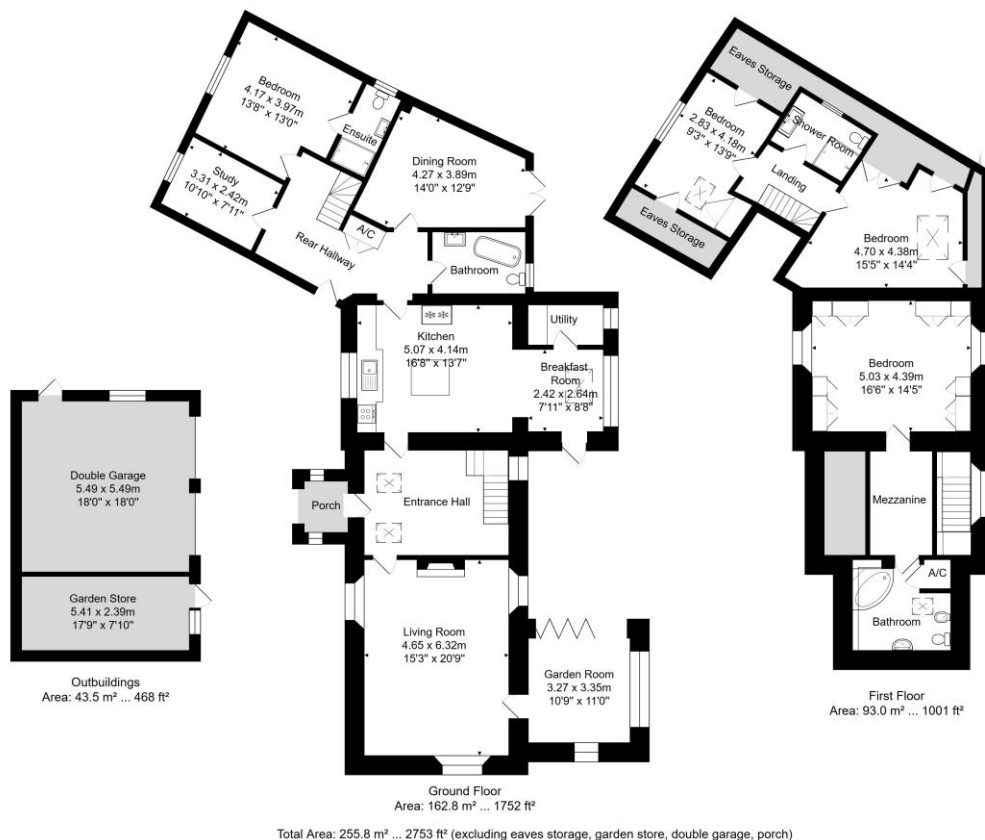
Council Tax:

Band G - £4,266.58 (April 2025 - March 2026 financial year).

Tenure:

Freehold.





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

What3words: ///elite.currently.frogs

Directions: From our office in Silver Street, proceed up the hill and take the first exit at the roundabout onto Springfield. Proceed over the next roundabout onto New Road and take the third exit at the next roundabout onto Sladesbrook. Continue over the next roundabout to the traffic lights and turn left onto the B3105. Take the first turning right onto Leigh Grove. Continue towards the end of the lane and take the right hand turn where Chards Barn will be found 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		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		

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