



1 Meadowfield
Bradford on Avon, Wiltshire, BA15 1PL



Mature detached bungalow occupying an elevated plot with stunning views to the rear. While requiring modernisation, the property offers tremendous scope for improvement and the opportunity to create a wonderful home tailored to individual tastes. The accommodation includes a generous 19ft-wide sitting room, a principal bedroom with en-suite bathroom, double garage, and driveway. Conveniently situated close to local amenities, including the Co-Op supermarket, Wiltshire Music Centre, and Christchurch and St Laurence Schools. This superb home is nestled within one of the town's most desirable cul-de-sacs. A rarely available bungalow offering exciting potential in a highly sought-after location. No onward chain.

£625,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed window to front, airing cupboard housing hot water cylinder, radiator.

Sitting/Dining Room

7.52m (24'8") max x 5.78m (19') max
UPVC double glazed window to front and sliding door to rear, feature fireplace with gas fire, three radiators.

Kitchen/Breakfast Room

3.46m (11'4") x 3.26m (10'8")
UPVC double glazed window to front and door 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 cooker with extractor fan over, wall mounted gas boiler.

Inner Hallway

UPVC double glazed obscure door to rear, wooden half glazed obscure door to front.

Bedroom 1 4.18m (13'9") x 3.13m (10'3")

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

En-suite Bathroom 3.09m (10'2") x 1.85m (6'1")

UPVC obscure double glazed windows to front and rear, three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, shaver point and light, radiator, heated towel rail.

Bedroom 2 3.51m (11'6") x 3.44m (11'3")

UPVC double glazed Window to rear, built-in wardrobe, radiator.

Bedroom 3 3.08m (10'1") max x 2.75m (9') max

UPVC double glazed window to front, radiator.

Shower Room 2.27m (7'5") x 2.06m (6'9")

UPVC double glazed obscure window to front, three piece suite comprising shower enclosure, close couple WC & pedestal wash hand basin, radiator.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of shrubs, trees and flowers, exterior lighting and undercroft storage. The front garden is mainly laid to lawn with a variety of shrubs, trees and flowers, and driveway providing off road parking.

Double Garage 6.77m (22'2") max x 5.58m (18'4")

UPVC double glazed window to rear and side, personal door to side, power and light connected, cold water tap, two up and over doors to front.

Council Tax: Band E - £3,301.11

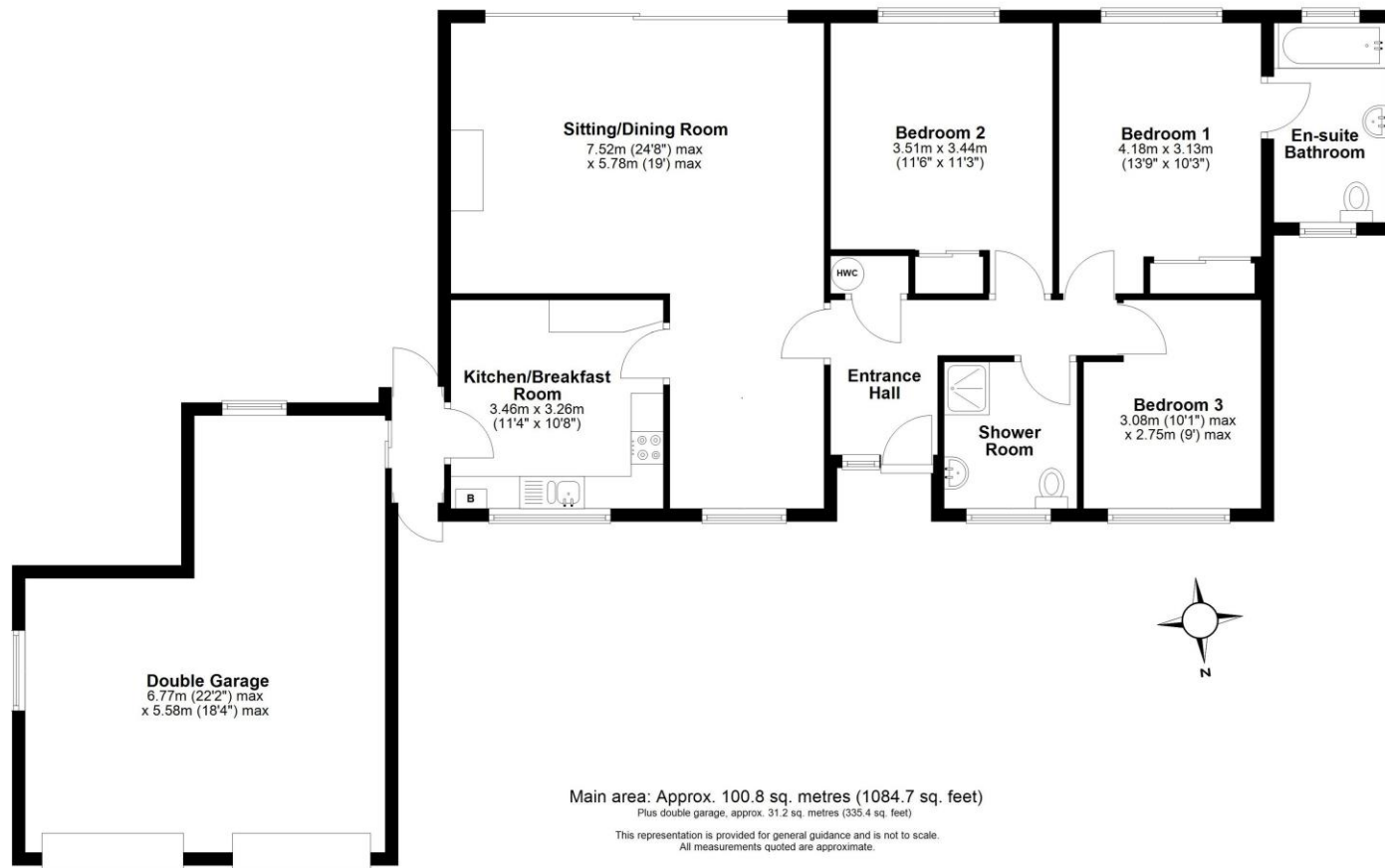
(April 2026 - March 2027 financial year).

Tenure: Freehold.



Ground Floor

Main area: approx. 100.8 sq. metres (1084.7 sq. feet)
Plus double garage, approx. 31.2 sq. metres (335.4 sq. feet)



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



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

What3words: ///fake.region.mows

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and bear right onto Masons Lane. At the top of the hill bear left at the mini roundabout onto Bath Road and turn left at the next mini roundabout onto Winsley Road. Take the fifth turning left onto Grove Leaze, proceed down the hill and take the first turning right onto Rickfield. Turn immediately right onto Meadowfield where number 1 will be found on the left-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		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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