18 Kingsfield Leaze

Bradford on Avon, Wiltshire, BA15 1GH

KINGSTONS

Smart and energy-efficient detached home within the ever-popular Tithecote Manor development on the Bath side of Bradford on Avon, adjoining open green space and allotments and within a short walk of the town's central amenities. The well-proportioned accommodation includes an open-plan kitchen/dining room with double doors opening onto the south-westerly facing garden, a welcoming sitting room, private driveway and large detached single garage. An appealing home suited to families, downsizers and first-time buyers alike, and offered for sale with no onward chain.

Energy Efficient EPC Rating B
Three Bedrooms
Open Plan Kitchen Dining Room
Sitting Room
Cloakroom
En-Suite Shower Room
Bathroom
Detached Garage & Driveway
South Westerly Facing Garden
No Onward Chain

£475,000

ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

Entrance Hall
Obscure double glazed entrance door, stairs to the first floor with cupboard under, radiator.

Cloakroom
UPVC double glazed obscure window to front, two piece suite comprising pedestal wash hand basin and close coupled WC, radiator.

Sitting Room 4.54m (14'11") x 3.33m (10'11")
UPVC double glazed window to front, radiator.

Kitchen/Dining Room
5.97m (19'7") max x 3.35m (11') max
UPVC double glazed window and double door to rear, fitted with a matching range of base and eye level units with worktop space over, matching island unit, stainless steel sink, integrated fridge freezer, dishwasher and washing machine, fitted electric oven, four ring gas hob with extractor hood over, radiator, cupboard housing wall mounted gas combination boiler.

FIRST FLOOR

Landing
Loft hatch, airing cupboard fitted with slatted shelving.

Bedroom 1 3.35m (11') x 3.14m (10'4")
UPVC double glazed window to rear, fitted wardrobe, radiator.

En-suite Shower Room 1.98m (6'6") x 1.09m (3'7")
Three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail.

Bedroom 2 3.42m (11'3") x 2.73m (8'11")
UPVC double glazed window to rear, radiator.

Bedroom 3 3.40m (11'2") x 1.88m (6'2")
UPVC double glazed window to front, radiator.

Bathroom 2.49m (8'2") x 1.71m (5'7")
UPVC obscure double glazed window to front, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail.

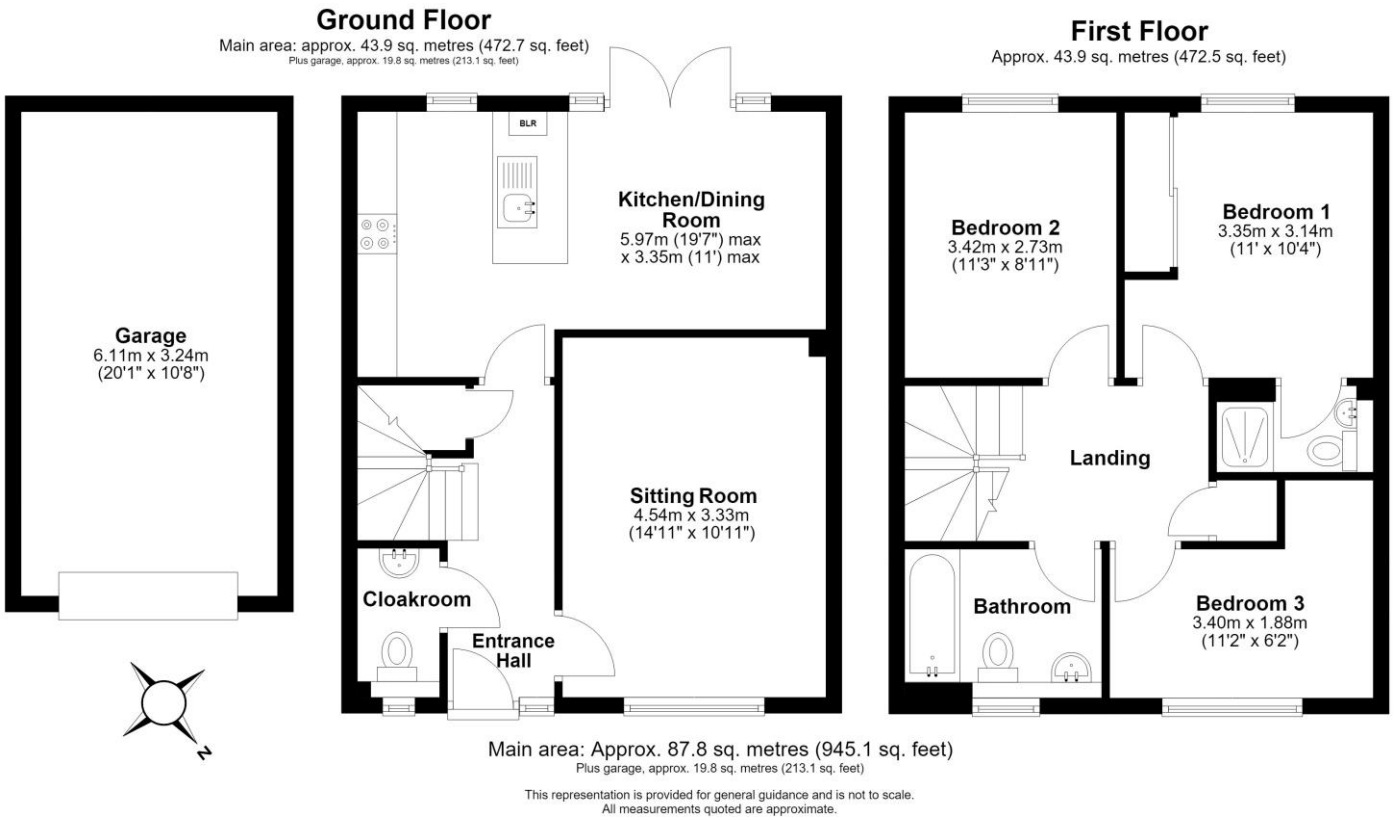
EXTERNALLY
The enclosed rear garden is mainly laid to lawn with patio, cold water tap, exterior lighting and gated side access. The front garden is also mainly lawn with shrub borders and driveway providing off road parking.

Garage 6.11m (20'1") x 3.24m (10'8")
Detached single garage with power and light connected, up and over door to front, partially boarded eaves storage.

Council Tax:
Band E - £3,301.11 (April 2026 - March 2027 financial year).

Tenure:
Freehold.

Estate Charge:
£389.03 (2026).



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

What3words: ///vineyard.crystal.iteration

Directions: From our office in Silver Street, proceed up the hill and across the roundabout onto the B3107 Holt Road. Take the first turning left onto Brooklands and the first right onto Kingsfield Leaze where number 18 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.

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