



7 Southleigh
Bradford on Avon, Wiltshire, BA15 2EQ


KINGSTONS

Beautifully presented detached home, extensively renovated to an exceptional standard by the current owners. Tucked away in an elevated cul-de-sac on the Frome side of Bradford on Avon, the property enjoys superb long views to the Westbury White Horse and a convenient location close to Sainsbury's and the Kennet & Avon Canal. This impressive home offers a light and spacious open-plan kitchen/dining room, complete with glazed sliding doors opening onto the garden, alongside a stylish sitting room featuring a wood-burning stove. A spiral staircase leads down to the former garage, now thoughtfully converted to provide a utility room, cloakroom and additional storage. Further benefits include solar panels, enhancing both the efficiency and sustainability of this already outstanding home. Decisive viewing is highly recommended.



£500,000



ACCOMMODATION

(all dimensions being approximate)

GROUD FLOOR

Entrance Hall

UPVC obscure double glazed door and window to front, radiator.

Sitting Room 6.20m (20'4") x 3.30m (10'10")

UPVC double glazed window to front, feature fireplace with wood burning stove, radiator, spiral staircase to lower ground floor.

Kitchen/Dining Room

5.35m (17'6") max x 4.96m (16'3") max
UPVC double glazed window to rear and side, aluminium double glazed sliding door to rear, matching range of base and eye level units with quartz worktop space over and ceramic sink, integrated fridge, plumbing for dishwasher, space for freestanding cooker with extractor fan over, two skylights, underfloor heating.

Bedroom 1 3.62m (11'11") x 2.83m (9'3")

UPVC double glazed window to front, radiator.

Bedroom 2 3.26m (10'8") x 3.22m (10'7")

UPVC double glazed window to rear, radiator.

Bedroom 3 2.88m (9'5") x 2.31m (7'7")

UPVC double glazed window to front, radiator.

Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail.

LOWER GROUND FLOOR

Utility Room 2.41m (7'11") x 2.28m (7'6")

UPVC double glazed window to side, matching range of base units with composite sink, space for fridge freezer, radiator.

Store

Metal insulated double doors to front, radiator, plumbing for washing machine, heat recovery ventilation system.

Cloakroom 1.25m (4'1") x 0.97m (3'2")

Two piece suite comprising wash hand basin and close coupled WC, extractor fan.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with patio area, a variety of flowers, shrubs and trees, vegetable patch, cold water tap, shed and gated side access. The front garden is laid to flower beds with shrub and tree borders, and driveway providing off road parking.

Council Tax:

Band D - £2,700.91

(April 2026 - March 2027 financial year).

Tenure:

Freehold.

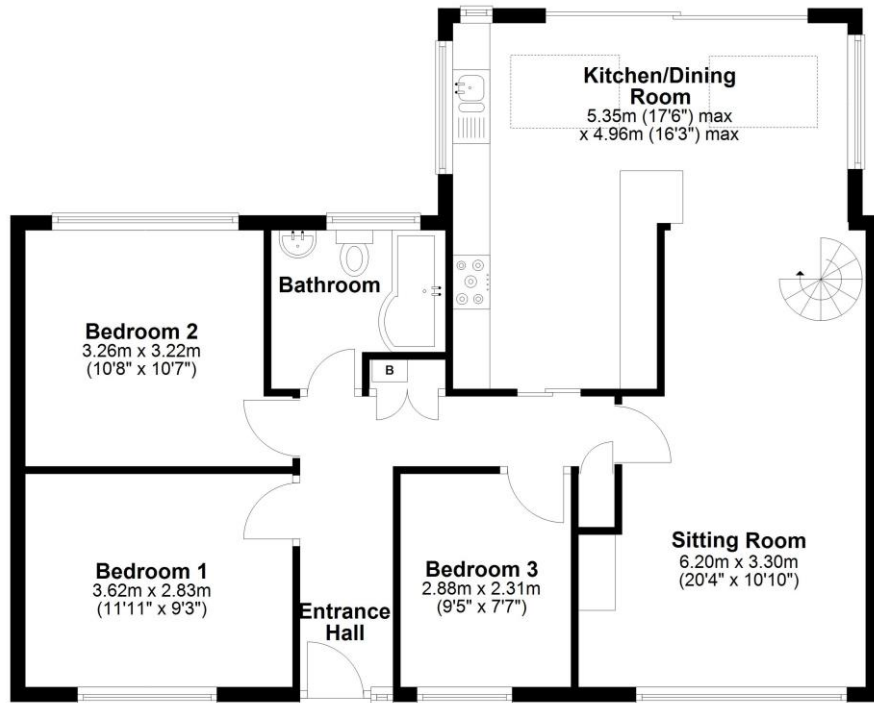
AGENTS NOTE:

The seller informs us that the solar panels generate approximately £1,600 feed in tariff income per annum, Further details available on request.



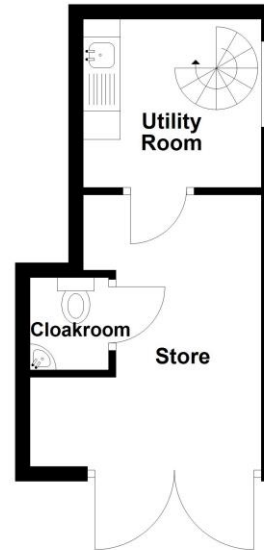
Ground Floor

Approx. 85.4 sq. metres (919.2 sq. feet)



Lower Ground Floor

Approx. 16.4 sq. metres (176.7 sq. feet)



Total area: approx. 101.8 sq. metres (1095.9 sq. feet)

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: ///mimed.reporting.commuting

Directions: From our office in Silver Street, proceed down the hill and across the town bridge. Take the second exit at the mini roundabout on to Frome Road and continue straight across the next. Turn right just after the canal bridge onto Jones Hill and take the next turning on the left onto Southleigh, Take the first turning left where number 7 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	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

