



Brambleside
2 Leigh Grove, Bradford on Avon, Wiltshire, BA15 2RF

Enjoying far-reaching countryside views, this individual and beautifully presented detached two-storey home occupies a generous plot on the outskirts of Bradford on Avon. Beautifully designed and flooded with natural light, the impressive modern accommodation includes a spacious sitting/dining room with bi-fold doors opening directly onto the garden. The principal bedroom is located on the first floor and features a dressing area, ensuite shower room, and double doors opening onto a Juliet balcony with delightful views across the surrounding fields. Offering an ideal balance of contemporary living and rural tranquillity, this appealing home enjoys a peaceful setting while remaining within easy reach of Bradford on Avon and its local amenities. Offered for sale with no onward chain.



£800,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed entrance door to front, storage cupboard, stairs to first floor, under floor heating.

Sitting/Dining Room

6.49m (21'4") max x 4.14m (13'7") max

Aluminium double glazed bi-folding door to garden, full height aluminium double glazed window to front, under floor heating.

Kitchen/Breakfast Room

4.20m (13'9") x 3.93m (12'11")

Two aluminium double glazed windows to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, space for fridge freezer, fitted electric oven, five ring electric hob with extractor hood over, under floor heating.

Bedroom 2 3.69m (12'1") x 3.36m (11')

Two aluminium double glazed windows to sides, under floor heating.

Bedroom 3 3.20m (10'6") x 2.32m (7'7")

Aluminium double glazed window to side, under floor heating.

Bedroom 4 3.56m (11'8") max x 2.81m (9'3") max

Aluminium double glazed window to front, under floor heating.

Bathroom

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

Utility Room 2.04m (6'8") x 1.46m (4'9")

Aluminium double glazed window to front, fitted with a matching range of base units with worktop space over, stainless steel sink, space for washing machine, under floor heating.

FIRST FLOOR

Landing

Door to:

Bedroom 1 4.81m (15'9") x 3.74m (12'3")

Aluminium double glazed double door with Juliet balcony, radiator.

Dressing Area 3.73m (12'3") x 1.72m (5'8")

Built-in storage, loft hatch, door to loft storage and boiler cupboard housing hot water cylinder, boiler and water softener.

Shower Room

Double glazed Velux window, three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, cupboard, extractor fan, heated towel rail, radiator.

EXTERNALLY

The garden is mainly laid to lawn with a variety of flowers and trees, patio area, external lighting and power sockets, vegetable patch, cold water tap, and gravelled driveway providing off road parking for several vehicles.

Garage

Electric roller door.

Council Tax:

Band F - £3,901.31 (April 2026 - March 2027 financial year).

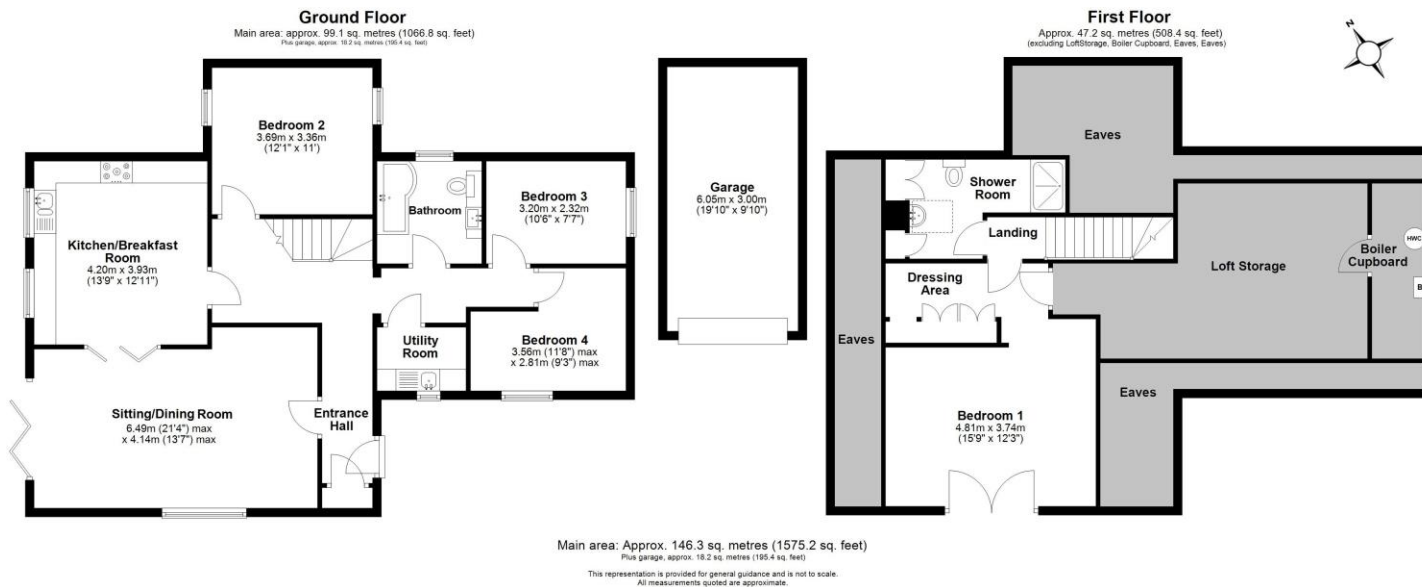
Tenure:

Freehold.

Agents Note:

The property benefits from air source heating and is served by a septic tank.





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

What3words: ///word.word.word

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 where Brambleside 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		