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ESTATE AGENT

4 Leigh House Farm Cottages, Leigh Road West, Bradford-on-Avon, BA15 2RE.

Guide price: £525,000

Handsome period home in a semi-rural location on the northern outskirts of town. 4 bedrooms, 3 bathrooms, 3 receptions, LONG kitchen/diner. Super garden with stone store & ample parking. NO CHAIN.

The ground floor offers well proportioned flexible accommodation, this comprises; the lengthy kitchen dining room with gas fired Rayburn, sitting room with fireplace & the garden room with vaulted ceiling & good dining area which looks across the garden. There is a study or occasional fifth bedroom, lastly both a shower room & utility room. The first floor offers four bedrooms. The main bedroom is dual aspect and has an ensuite shower room & walk in wardrobe. The other three bedrooms share the family bathroom. The property sports character features including exposed stonework, beams & fireplace.

Externally there is a level lawned garden to the rear. At the end of this we find a stone-built store with beautiful stone tiled roof. At the front there is a walled garden too. To the side of the house there is a large, gravelled driveway offering ample parking. This is a unique offering & essential spring viewing for those seeking bundles of space both inside & outside. Offered with no onward chain.

Leigh Road West is on the northern outskirts of town, within walking distance of the town's school & amenities. Historic Bradford on Avon offers enviable market town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, an eclectic variety of shops & boutiques and of course canal, river & country walks.

The nearby railway station offers a picturesque ride to Bath & Bristol city centres for high street shopping, entertainment & night life

- Period home in semi-rural location
- 22ft kitchen family room plus utility

- Four bedrooms, three bathrooms
- Large garden with stone store/office

- Lounge, garden room & study **EPC - D**
- Ample driveway parking **NO CHAIN**





*Semi-rural location with
super garden & parking*

*Master with ensuite
& walk in wardrobe*

*Kitchen family room &
excellent reception spaces*

