



  
**JEREMY JENKINS**  
ESTATE AGENT

# 30 Southleigh, Bradford-on-Avon, BA15 2EQ.

## £450,000.

Number 30 Southleigh is a very unique home in nearly every respect – there's much more on offer here than you expect!

The smart porch & colourful front garden welcome you to this spacious, well presented home. The ground floor offers flexible living spaces set around a central hall which has a spiral staircase leading to the three loft rooms. The kitchen dining room with its attractive views is well proportioned and will be the heart of the home; the ideal spot for cooking, chatting, eating & drinking with friends and family or simply reading the paper with a coffee – sounds blissful! The dining area opens into the sitting room with its fireplace. As well as a study and bathroom we also find two bedrooms on the ground floor, one of which is used as a garden room as it opens out onto the garden. The master suite is a nearly self-contained garden apartment featuring a bedroom, with patio doors to the garden, a dressing area and ensuite bathroom. This ingenious addition is accessed via spiral staircase and is located in part of the former garage space beneath the dining room. This really adds an extra dimension to the already generous accommodation. Externally we find a carefully landscaped south facing garden plus a lower lawn outside the master.

Bradford-on-Avon offers enviable market town amenities a level walk away including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath city centre for high street shopping, entertainment and night life.

- Individual detached home
  - Lengthy lounge & study
  - Three bedrooms plus loft rooms
  - South facing garden
  - Large kitchen dining room
  - Garage & driveway parking
- EPC - C**





*Ingeniously extended*

*Sunny garden with  
swaying palms!*

*Garage & driveway*

