



📍 21 Folly Field, Bradford-On-Avon, Wiltshire, BA15 1XA

🏠 Guide Price £575,000

A rare opportunity to purchase a four bedroom, detached family house with large, private gardens, double garage and ample driveway parking, which occupies an enviable plot on a popular development, close to the Kennet and Avon canal and amenities.

- Detached, Family House Occupying An Enviable Plot
- Popular Southway Park Development
- Scope To Update & Extend (STPP)
- Four Bedrooms
- Utility Room & Cloakroom
- Large, Private Gardens
- Double Garage & Ample Driveway Parking
- Close To The Kennet And Avon Canal
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating C



A rare opportunity to purchase a detached family house with large, private gardens, double garage and ample driveway parking, which occupies an enviable plot on a popular development, close to the Kennet and Avon canal and amenities. NO ONWARD CHAIN

The property would benefit from some updating and offers accommodation over two floors comprising; entrance porch, hall, good sized sitting/dining room with French doors opening onto the rear garden, kitchen with large utility room next to it (offering scope to combine the two to create a breakfast room), cloakroom, four bedrooms and a shower room.

Externally; there is a large, predominantly lawned garden to the front which is partly enclosed by hedging, large bushes and trees. To the rear there is an immensely private, mature garden with seating areas, section of lawn, ornamental bushes and trees.

Integral, double garage with electric, remote controlled up and over doors to the front, door to utility room, power and lighting. Driveway in front for parking numerous vehicles.

Situation

Folly Field forms the popular Southway Park development which is situated within a short walk of the Kennet and Avon canal, in the historic market town of Bradford on Avon. This bustling town caters for most day-to-day requirements including schooling for all ages; more comprehensive facilities are available in the neighbouring larger town of Trowbridge (about 3 miles) and the city of Bath (about 8 miles). There are good road communications to the major employment centres of Bristol and Swindon and, via the M4 to the north and the A303 to the south, London and the West Country. Mainline rail services to Paddington are available from Bradford on Avon station (about 1hr 45mins).

Property Information

Council Tax Band; E

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



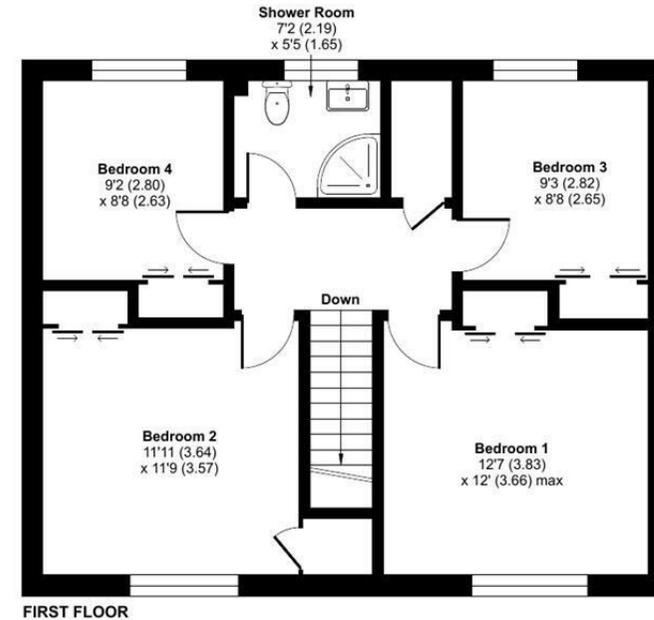
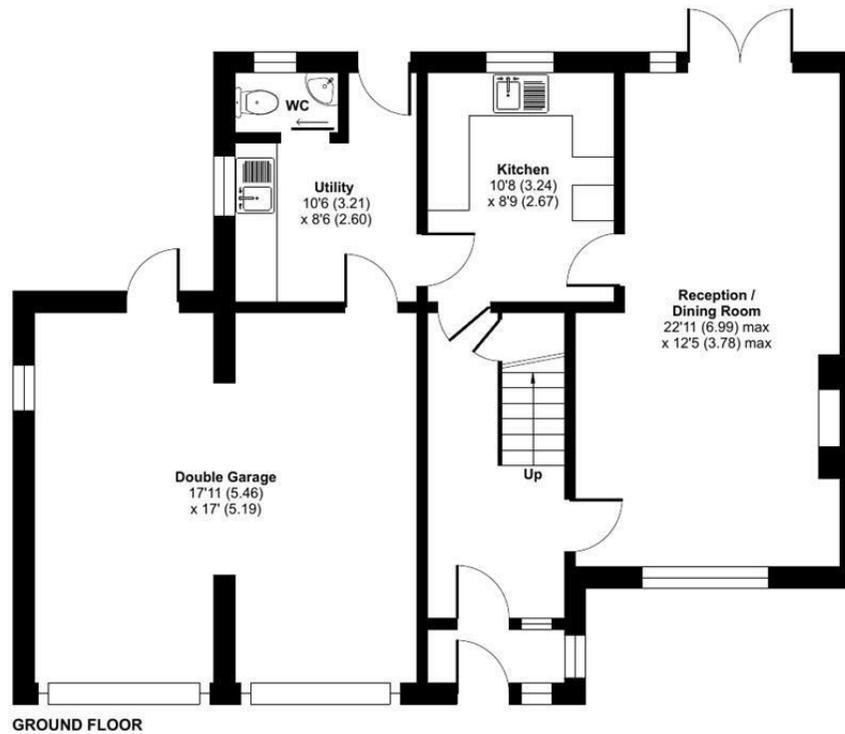
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Approximate Area = 1224 sq ft / 113.7 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 1532 sq ft / 142.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1416810

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