



Dell Cottage, 1a Leigh Grove, Bradford on Avon, BA15 2RF.

Price: £1,100,000

A country home set up a lane near Bradford on Avon. 5 bedrooms, 3 bathrooms, large kitchen dining room & 2 receptions. Superbly landscaped grounds.

There is an emphasis on space, natural light & links to the gardens very much evident in the design of this handsome country home. The entrance hall is impressive in size. The large open plan kitchen breakfast & dining room enjoy views over the gardens to three sides. The living room is dual aspect & has a cosy fireplace. The garden room links well to the broad patio via bifold doors. Lastly, we find a utility/dog room & separate cloak room. The first floor offers five double bedrooms one of which is used as a home office. The master bedroom has a Juliette balcony & ensuite with both bath & shower cubicle. The others share the large family bathroom. there is large walk-in loft space too. The house was built in 2009 by our vendor, a well-regarded builder; extended in c. 2021 to offer over 2,500 sqft of accommodation excluding the loft space! It benefits from an air source heat pump system, underfloor heating downstairs & a water treatment plant installed in 2026. This is an impressive modern home, beautifully situated.

The extensive grounds are expertly landscaped & curated creating gardens which keep on giving. There's a new surprise around every corner – magical. We find lawns, various seating areas plus the broad, raised patio. There is an orchard, vegetable garden, sheds & fenced chicken run. My favourite feature is the hedged walkway, complete with arch, reminiscent of more formal country house gardens. The grounds are a real joy. There is parking for three cars.

Leigh Grove is on the northern outskirts of town, within a short drive or good walk 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.

- Unique, detached country home
- Five double bedrooms & two bathrooms
- Well-designed, generous living spaces
- Three comfortable receptions
- Open plan kitchen dining room
- Beautifully landscaped garden & parking.

NO CHAIN.

EPC - C





Welcome to Dell Cottage

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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