



Stoneleigh 32 South Street  
Corsham





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32 South Street  
Corsham  
SN13 9HB

LOCATED WITHIN WALKING DISTANCE OF THE HIGH STREET we are delighted to offer for sale this SIMPLY STUNNING 2 bedroom period property.

- Stunning 2 Bedroom House • Walking Distance High Street • Recently Renovated • Very High Standard • Wealth of Character & Charm • Hand Made Kitchen • New Hardwood
- Conservatory • Enclosed Rear Garden •

Offers In Excess Of £350,000





### Description

LOCATED WITHIN WALKING DISTANCE OF THE HIGH STREET we are delighted to offer for sale this SIMPLY STUNNING 2 bedroom period property. The house has been beautifully restored by the current owners to an extremely high level of detail and standard retaining a wealth of character and charm while adding modern benefits. The living accommodation comprises of entrance hall with mosaic tiled floor, Living with feature open fire place, hand made kitchen breakfast room with door leading onto the new fitted hardwood conservatory/sun room along with ground floor utility/cloakroom. While to the first floor there is the master bedroom with built in hand made wardrobes, along with a second double bedroom and a beautiful bathroom with Victorian style rolled top bath. In short we would strongly advice and internal viewing if the property is to be fully appreciated.

### Situation

Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

### Directions

From our Corsham office proceed over Pickwick Road into Station Road and take the first turning on your right into Grove Road. Follow to the end which turns left and becomes South Street. The property itself can be found towards the bottom of the hill on your left hand side.

### Services & Council Tax

Council Tax Band C

Mains Water, Sewage, Gas & Electric



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



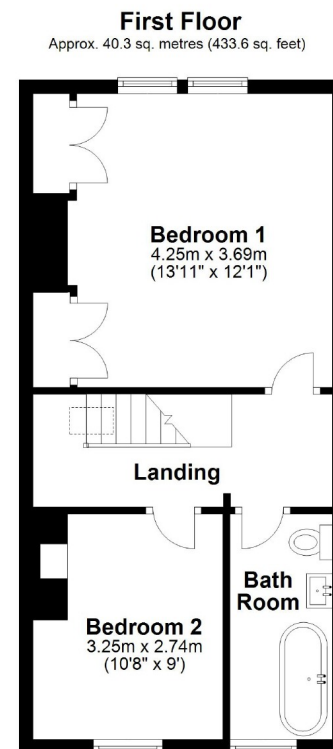
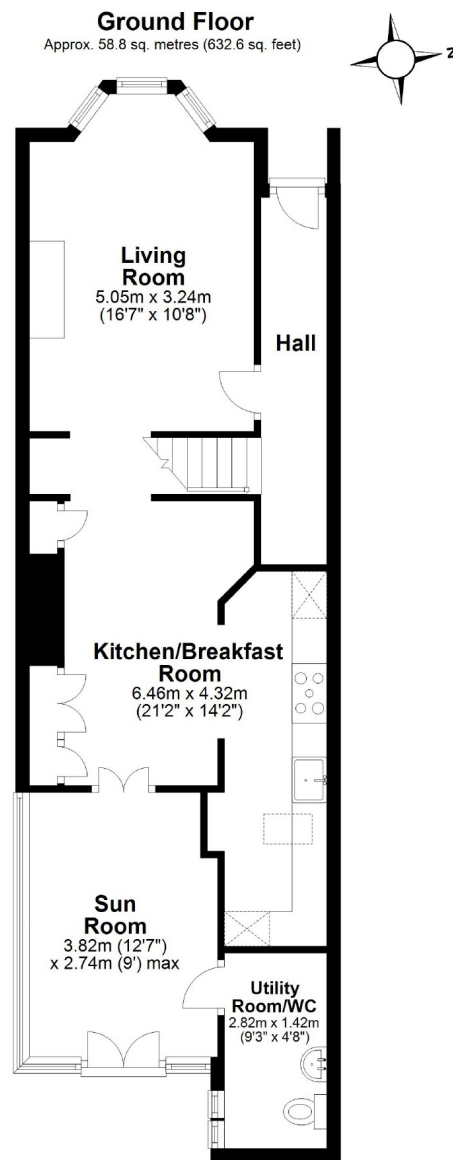
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>49</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>42</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Total area: approx. 99.1 sq. metres (1066.2 sq. feet)

■ Chippenham  
 ■ Corsham

■ Marlborough  
 ■ Malmesbury

■ Royal Wootton Bassett  
 ■ Devizes

■ Swindon  
 ■ North Swindon