



15 The Linleys
Corsham, SN13 9PD

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We are delighted to bring to the market this **3 BEDROOM BEAUTIFULLY PRESENTED CHARACTER COTTAGE**, built in natural stone which has been greatly improved and updated by the owners while retaining a wealth of period features and charm but bringing the added benefits of modern day living

- Stunning 3 Bedroom Home
- Greatly Improved & Updated
- Light And Spacious Feel
- Cloakroom & Utility Room
- Views Across Open Fields
- Wealth of Character & Charm
- Wood Burning Stove
- Viewing Strongly Advised

Guide Price £325,000



Description

We are delighted to bring to the market this 3 BEDROOM BEAUTIFULLY PRESENTED CHARACTER COTTAGE, built in natural stone which has been greatly improved and updated by the owners while retaining a wealth of period features and charm but bringing the added benefits of modern day living. The living accommodation comprises of a sitting room which has, exposed timbers, window seat and fireplace with stone mantle and wood burning stove, this leads into a fully fitted kitchen/dining room, that has a solid wood work tops, hot boiling water tap with filtered water, water softener Neff integrated appliances that include; dishwasher, double electric oven, induction hob, fridge/freezer and washer/dryer which is in the utility room. An 'L' shaped seating area provides an enjoyable place to eat. The flooring is tiled with electric underfloor heating and a door leads through into an inner hallway with WC/cloakroom, utility room. There are two separate stair cases that lead up to three double bedrooms, all of which have a tasteful and attractive decor. Bedroom one has a large walk in wardrobe and bedroom two has double wardrobes and can be accessed from the landing area as well as bedroom three which has a staircase that leads down to the sitting room. This arrangement provides flexible accommodation. The family bathroom is located off the landing and boasts an attractive white suite with bath, shower cubicle and electric under floor heating. The garden has been designed with low maintenance in mind and is situated to the side and front with a very attractive patio area with raised borders. There is an impressive log store, dry stone wall and fields to the rear. Parking can be found in the lay-by next to the property. In short to fully appreciate the property a viewing is highly recommend.



Situation

Corsham is a pretty and historic small town some 8 miles North East of the Georgian City of Bath. The town centre has a wealth of beautiful and historic buildings dating from the 16th Century and provides a variety of shopping facilities, primary and secondary schools, doctors, dentist, library, and a variety of public houses. Corsham is well placed for access to the M4 motorway network J 17 & 18 and within easy commuting distance of Bath, Bristol and Swindon. Railway services are available at Bath and Chippenham providing services to London Paddington.

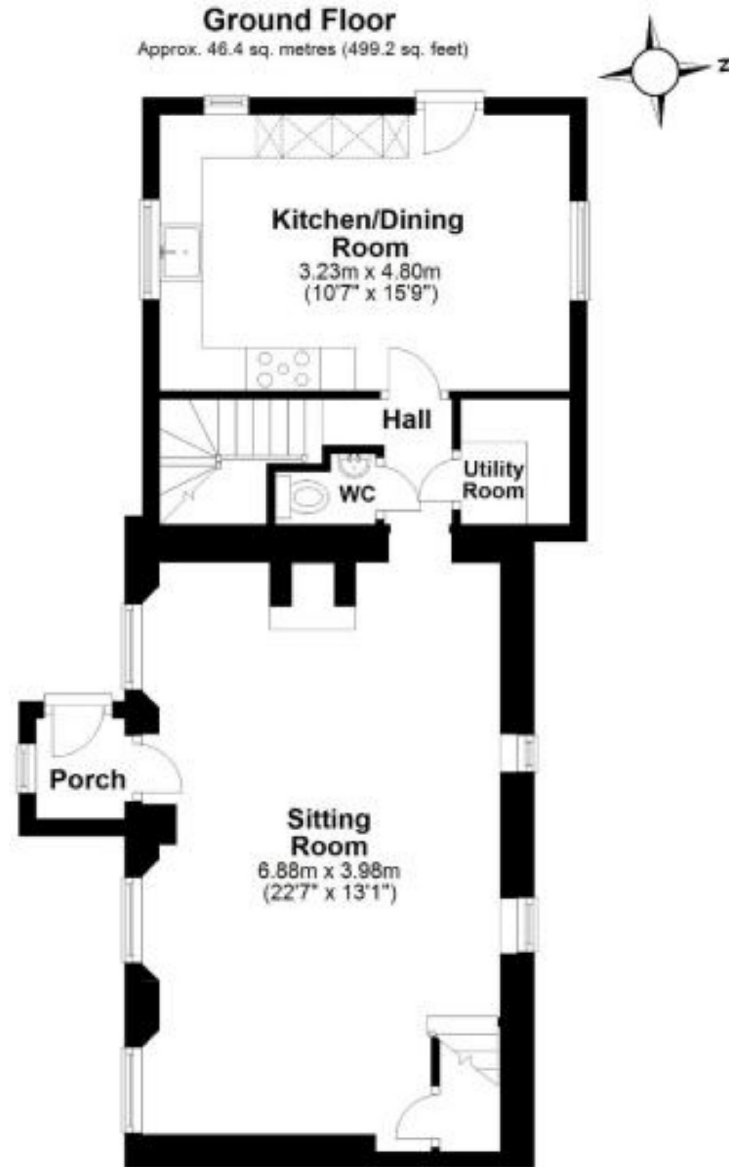
Property Information

Oil Fired Central Heating



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.





Total area: approx. 101.6 sq. metres (1093.3 sq. feet)

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