



1 Quarry House  
Corston





# 1 Quarry House Corston SN16 OHJ

A substantial five bedroom detached family home set on a bold south facing plot amid established, secluded gardens.

- Substantial Family Home • Beautifully Presented •
- Five Bedrooms/2 En Suite • Three Reception Rooms •
- Magnificent Conservatory • Large Secluded Gardens • South Facing Aspect • Double Garage • • •

Offers Over £700,000





## Description

A substantial detached family home set on a bold south facing plot amid secluded, established gardens. The versatile and spacious interior comprises three principal reception rooms, a beautiful conservatory, kitchen breakfast room with separate utility room and a cloakroom. The first floor boasts a spacious master bedroom and guest bedroom both rooms benefitting from walk-in wardrobes and an en suite bathrooms. There are three further generous bedrooms and a family bathroom. Externally the large south facing gardens are a particular feature being predominantly laid to lawn and stocked with a variety of plants, shrubs and trees including a specimen copper beech. A large driveway to the front approaches an integral double garage and useful car port.

## Situation

Corston is a small village located midway between the M4 and the historical town of Malmesbury, which is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1½ hours away by car or train.

## Directions

From our office in Malmesbury, proceed on the A429 towards Chippenham. Just before entering the village of Corston, turn right signposted Foxley into Common Road. Turn first left and the property will be found in the left hand corner.

## Services & Council Tax

Band G

Mains water, electricity and oil heating.



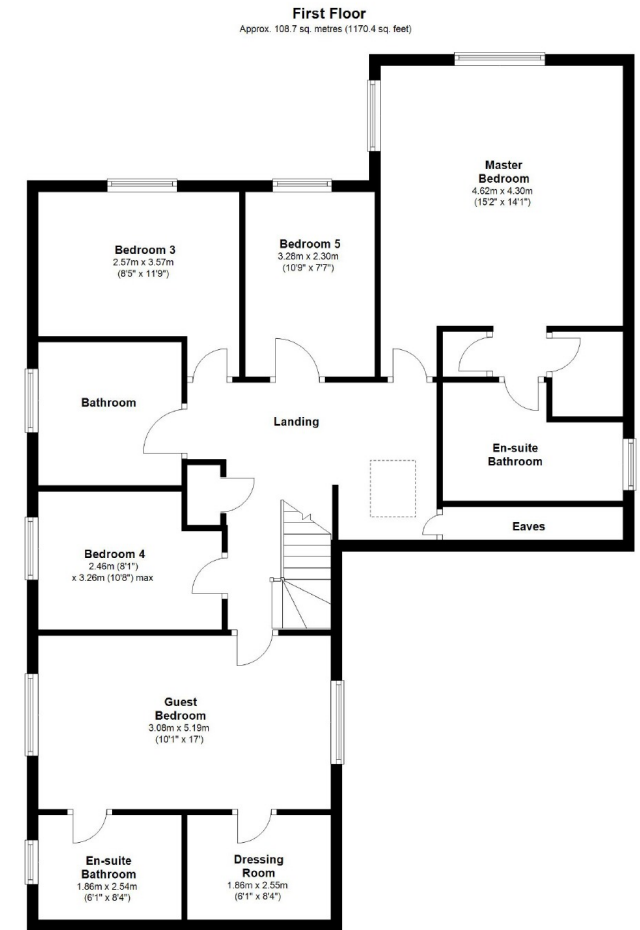
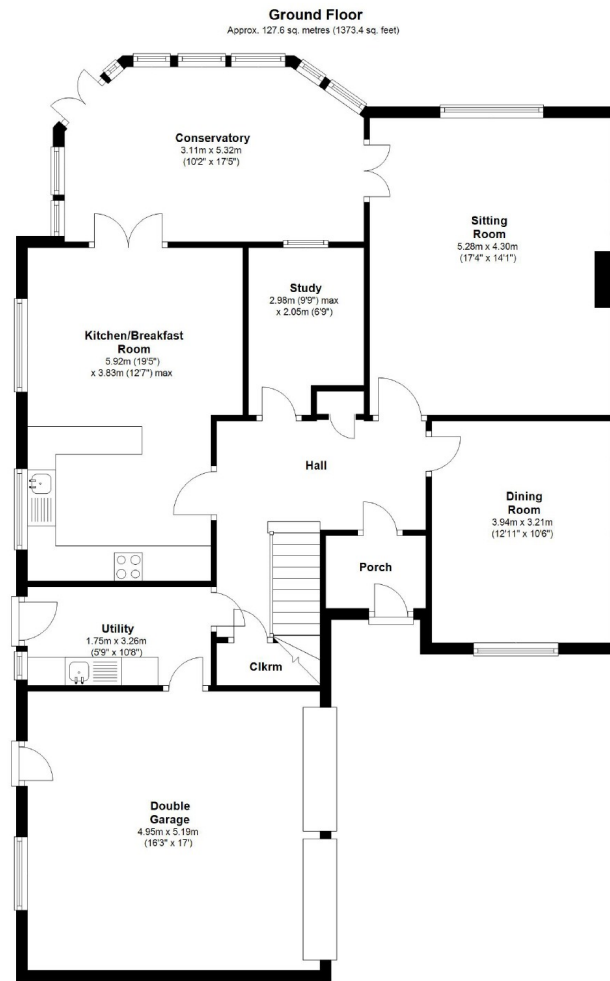
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as 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.

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>		
(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>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		56	67

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</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>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		48	59



Total area: approx. 236.3 sq. metres (2543.8 sq. feet)

Old Bear House, 53 High Street, Malmesbury,  
Wiltshire, SN16 9AG  
Tel: 01666 829292  
Fax: 01666 829411  
Email: malmesbury@strakers.co.uk

[strakers.co.uk](http://strakers.co.uk)

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