



**Wrights**  
01225 755553

Orchard House , Kingsdown, Corsham, Wiltshire, SN13 8AY

£1,100,000



Orchard House is a substantial detached property, offering approximately 538 square meters (5790 feet) of accommodation divided into four properties.

The main house is an exceptionally spacious three bedroom home and there are also three separate annexes.

All four properties are currently tenanted, providing an excellent investment opportunity with a current rental of just over £4000 per month and potential to increase this up to approx £5000 per month.

The property is sold with the benefit of no onward chain.



**Investment opportunity**  
**Large detached property**  
**divided into four**  
**dwellings**  
  
**Exceptionally spacious**  
**three bedroom property**  
  
**Three annexes**  
  
**Enclosed gardens**  
  
**Gated driveway parking**

**Rural location**  
**All properties are**  
**currently tenanted**  
  
**Can also be sold with**  
**vacant possession**  
  
**No onward chain**



### **Orchard House:**

Approx 268 square meters (2884 square feet)

The accommodation comprises:

Ground floor:

Large open plan kitchen/dining/living room, utility room, shower room, hall, study and lounge.

First floor:

Landing, master bedroom, dressing room, en-suite, bedroom two, bedroom three and bathroom.

Externally:

The property offers gated driveway parking for several vehicles and gardens surrounding the property, with various patio and seating areas ideal for entertaining.

### **Orchard Annexe**

Approx 59 square meters (635 square feet)

The accommodation comprises:

Ground floor:

Lounge, kitchen, rear hall and shower room.

First floor:

Mezzanine Bedroom

Externally: Private enclosed garden

### **Orchard Mews**

Approx 101 square meters (1087 square feet)

The accommodation comprises:

Ground floor:

Hall, lounge, kitchen and bedroom two.

First floor:

Landing, bedroom one and bathroom.

Externally: Private enclosed courtyard garden

### **Orchard Cottage**

Approx 110 square meters (1184 square feet)

The accommodation comprises:

Ground floor:

Hall, lounge and kitchen

First floor:

Bedroom and bathroom

Externally: Private enclosed courtyard garden



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**GEM MORTGAGES**

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



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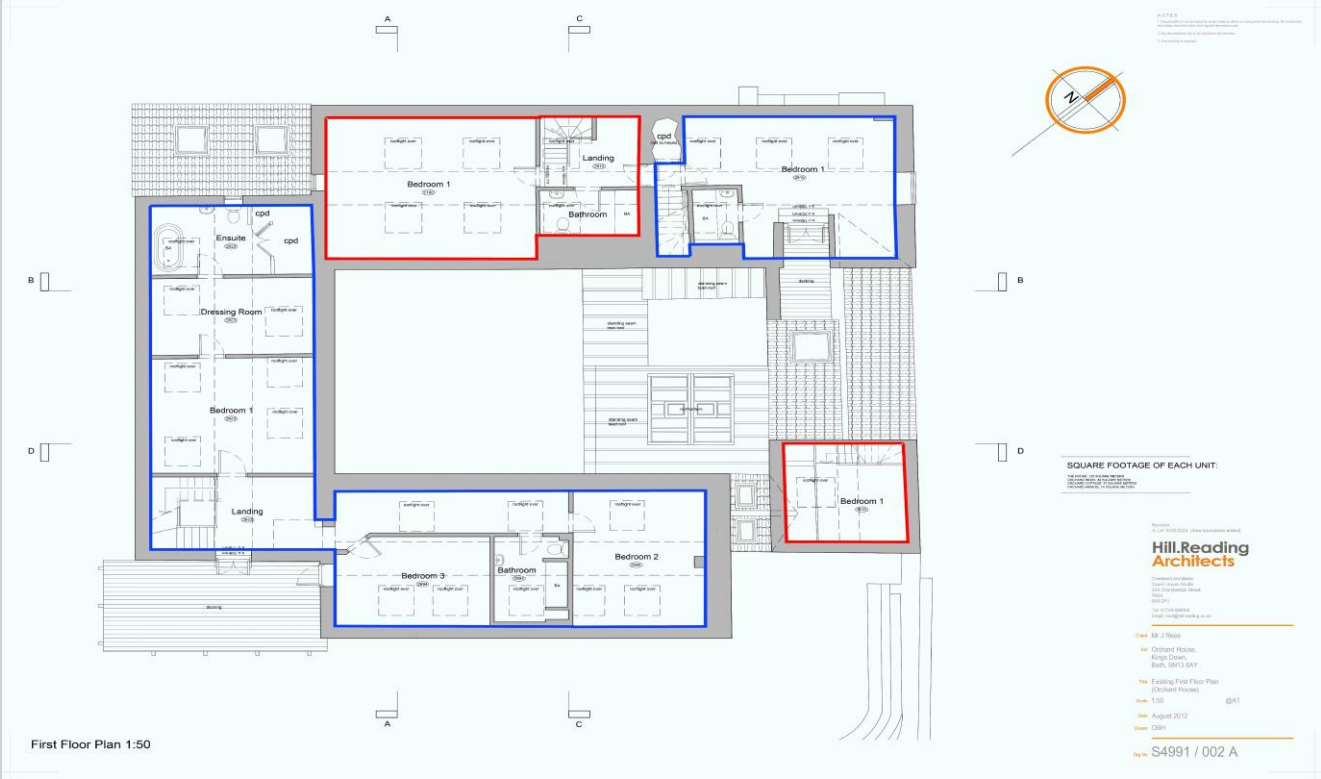
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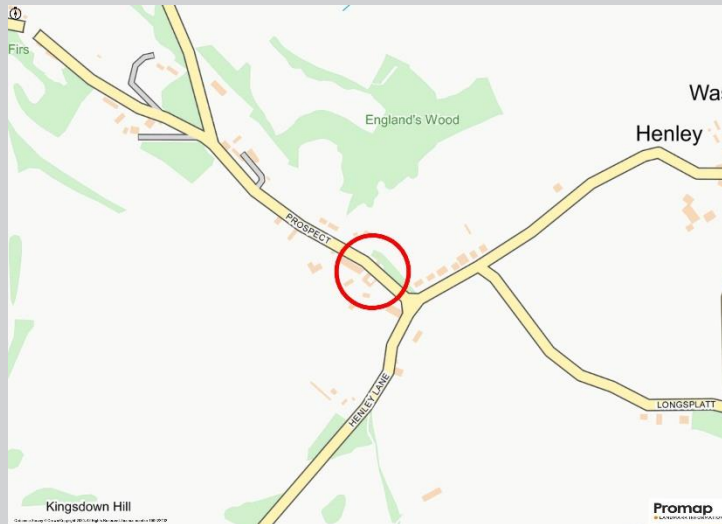




# First floor







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### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.