



The House, Orchard House
Corsham SN13 8AY

Monthly Rental Of £2,400



Stunning character property

Huge kitchen/diner

Downstairs shower room

Master bedroom with dressing room and large en-suite

Exceptionally spacious

Utility room

Two large reception rooms

Two further spacious double bedrooms

Wrights are delighted to present this stunning and extremely spacious three double bedroom home, situated in an idyllic and peaceful setting within easy reach of Bath and Corsham.. Features include a huge open plan kitchen/diner, utility room, downstairs shower room, two large reception rooms, master bedroom with dressing room and large en-suite bathroom, two further large double bedrooms, enclosed gardens and driveway parking for up to 4 vehicles. Available from mid January, unfurnished.

The property comprises

Ground floor

Kitchen/Diner 32' 9" x 17' 3" (9.99m x 5.25m)

This fantastic room benefits a solid wood floor, a range of oak eye level and base units and a huge island unit, granite worktops, tiled splash backs, range cooker, integrated double oven, integrated dishwasher and freestanding fridge freezer. Four sets of double doors lead out to the garden.

Utility room

With tiled floor, linen cupboard and space for washing machine and tumble drier.

Shower Room

With tiled floor, shower enclosure, W.C and hand basin.

Rear hall

With solid wood floor, double doors to the garden and stairs to first floor.

Study 17' 3" x 13' 4" (5.25m x 4.06m)

Spacious room with solid wood floor, opening into...

Lounge 24' 11" x 17' 3" (7.59m x 5.25m)

With solid wood floor, wood burning stove and three sets of double doors leading out to the gardens.

First Floor

Galleried Landing

Master bedroom 17' 0" x 14' 1" (5.17m x 4.29m)

With 4 velux windows, door leading to...

Dressing room

With built in storage and two velux windows.

En-suite

This spacious bathroom offers a roll top bath as well as a double shower enclosure, W.C, hand basin and built in storage cupboard.

Bedroom 2 16' 0" x 10' 11" (4.87m x 3.34m)

With two velux windows.

Bedroom 3 16' 9" x 13' 8" (5.10m x 4.16m)

With three velux windows.

Family Bathroom

Spacious room with suite comprising bath, W.C and hand basin. Velux window.

Externally

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

Council tax

The property is in council tax band F.

EPC Rating

The current EPC rating is C (79)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are



