



WentWorth
Estate Agents



1 The Woodlands, Kingsdown, Corsham, SN13 8BW

■ Semi-Detached Chalet Bungalow ■ No Onward Chain ■ Open Plan Sitting Dining Room ■ Garden Room ■ Kitchen & Utility ■ Three Double Bedrooms ■ Stunning Views ■ Bathroom, Shower Room & W.C ■ Driveway Parking & Gardens ■ EPC Rating - D

Price guide £450,000

Location

This semi-detached home is approximately five miles from Bath with far reaching rural views, It is also situated close to the small towns of Box and Bathford where there are well regarded primary schools and local amenities. The world heritage city of Bath is within easy reach and offers a dynamic city centre, rich cultural, shopping, historic and sporting facilities. Whilst for those that need to commute, Bath Spa Railway station is situated in the City centre and offers a main line link into London Paddington. Likewise the M4 Motorway at Junction 17 or 18 provides access to London, Bristol and the South West.

Internal Description

Entering this superb property you are greeted with an entrance hallway which leads you into the spacious living room. With plenty of space for relaxing and dining and boasting a feature bay window from which to enjoy the stunning views to the front. The garden room/conservatory is a generous room which could be utilised as a separate dining room and has patio doors leading out to the patio. The kitchen has been recently updated and is fitted with modern, shaker style wall and base units. The kitchen has plenty of natural light. The utility room is located just off the kitchen and has a patio door to the front. The bedroom to the rear has an additional dressing area and an en-suite shower room. The second bedroom is located to the front and has a patio door to the front garden and overlooks the beautiful countryside beyond. Take the stairs to the first floor where you will find the third bedroom which has eves storage. There is a well-appointed bathroom also to be found on the first floor.

External Description

The Woodlands is accessed by way of a gated driveway and enjoys a sunny patio, lawned area flanked by mature trees and shrubs. There is a summerhouse situated in the front garden and a shed to the rear. Enjoy the spectacular views across the valley from the decked area or the patio.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. 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 and a Buyer must obtain verification from their Legal Advisor.

Additional Information

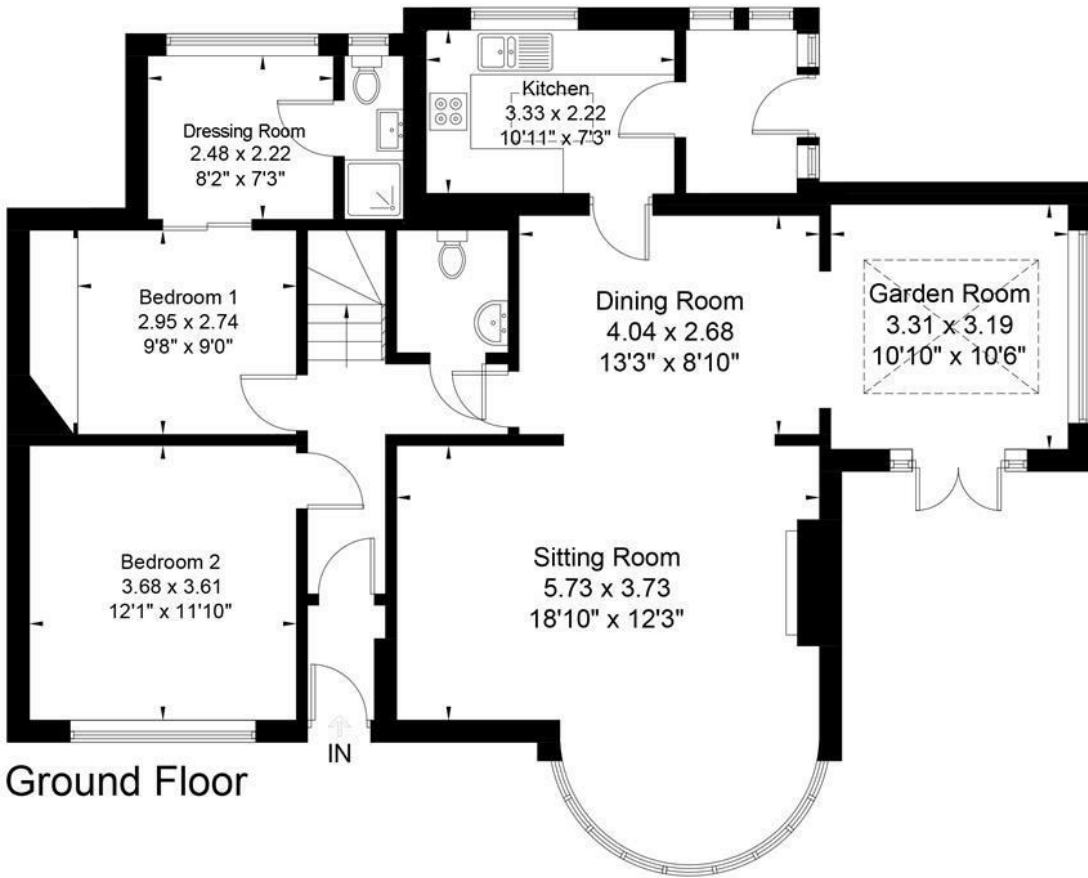
Tenure - Freehold

Council Tax Band - *****

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

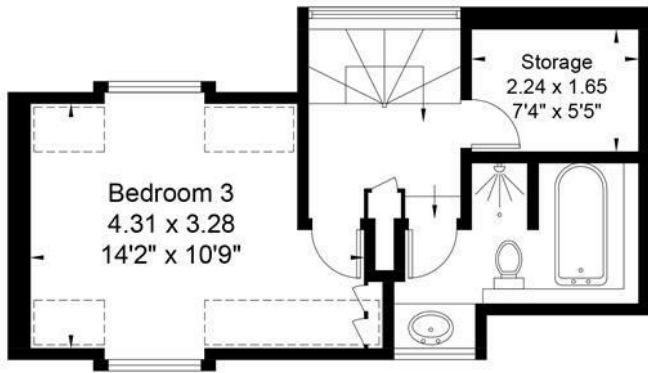
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Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0"

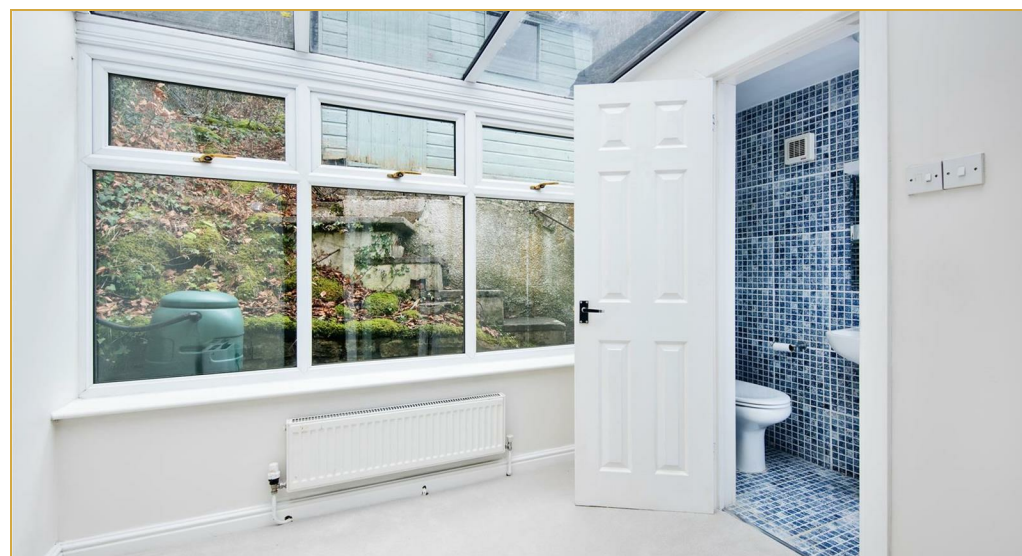


First Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 61 | 74 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |





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