



📍 31 South Street, Corsham, Wiltshire, SN13 9HB

🏠 Guide Price £685,000

Located in one of the most sought-after areas of Corsham and within a short walk of the historic High Street schools and local amenities, 31 South Street offers period charm with a modern interior - and a superb rear garden with detached work studio and separate storage space.

- Wealth of Character and Charm Throughout
- Victorian 3 Bedroom Period Family Home
- Additional Loft Room with WC
- Having been Greatly Improved & Updated By Owners
- Two Principle Reception Rooms With South Facing Aspect
- Lovely Enclosed West Facing Rear Garden With Studio/Workshop

🏡 Freehold

🏠 EPC Rating D



As you enter this beautiful period home you are greeted by a tasteful entrance hall with character features including a stained-glass doorway and engineered oak flooring which runs throughout the ground floor, along with the added benefit of large windows, spacious rooms, and high ceilings throughout. Overlooking the front of the property is the sitting room which is dual aspect, the sitting room benefits from a large bay window and feature fireplace with working wood burner. Continuing down the hallway there is a second reception room also benefiting from a feature fireplace with working woodstove, this room would make a great formal dining room, playroom, or large home office. Located at the rear of the property and overlooking the west-facing garden is the kitchen/breakfast room. The kitchen has been updated by the current owners and comprises of fully fitted wall and base units, with a host of integrated appliances along with plenty of space for a table. To complete the ground floor is a spacious WC, an office, and an incredibly useful utility / boot room that gives access to the rear garden. Stairs to the first floor provide access to three double bedrooms. The dual aspect master bedroom overlooks the front and side of the property. There is plenty of space for freestanding wardrobes and bedrooms two and three are also spacious double bedrooms each benefiting from a southerly aspect. The family bathroom comprises of a white suite with freestanding roll top bath and separate shower cubicle. A second staircase leads to the top floor where there is a loft room utilised by the current owners as a spare bedroom with the further benefit of a well-designed en-suite WC. The lovely enclosed rear garden is west facing and mostly laid to lawn, with a large workshop with both power and water.

#### Situation

Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles Northeast of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants, and a variety of public houses. There are very good Primary and Secondary schools and the Corsham Leisure Centre. Commuter links are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 10-15 minutes away); and main line rail services are available from either Bath or Chippenham (with the Chippenham station residing approximately 15 minutes away from this property).

#### Property Information

Tenure: Freehold House

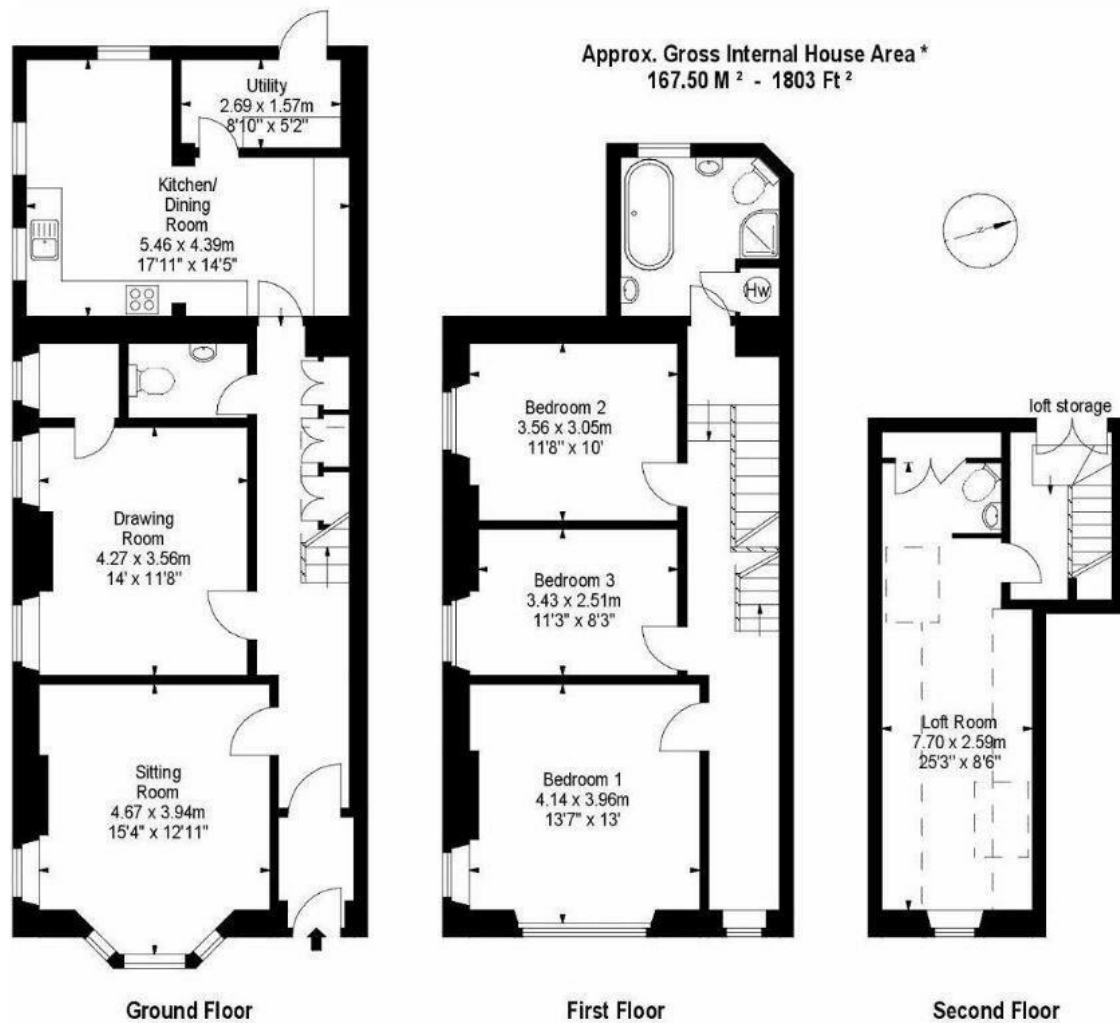
Council Tax Band: D

EPC Rating: D (61) // Potential: C (79)

Services: Mains Gas fired central heating. Mains water supply.

Mains drainage. Mains electricity. Double glazing throughout





Approx. Gross Internal House Area\*  
167.50 M<sup>2</sup> - 1803 Ft<sup>2</sup>

Ground Floor

First Floor

Second Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

Disclaimer 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 representation 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.