



📍 61 Pickwick Road, Corsham, Wiltshire, SN13 9BS

🏠 Guide Price £465,000

An utterly charming, stylish and very bespoke Victorian home close to the town centre, an upsizing move making this a reluctant sale by the current owners who have invested their hearts into it.

- Immaculately Presented Victorian Home
- 3 Bedrooms Semi Detached
- Period Features Throughout
- Stunning Rear Garden
- Located Very Close to The Town Centre
- Double Glazed Throughout
- Mains Gas Fired Central Heating

🏡 Freehold

📊 EPC Rating D



An utterly charming and very stylish Victorian home close to the town centre, an upsizing move making this a reluctant sale by the current owners who have invested their hearts into it. Very well presented throughout, the property has a hallway through to the dining room with oak veneered bi folding doors to the living room. The living room is bay fronted with window shutters, a bath stone fireplace with log burner, shelving either side and attractive wood flooring. The dining room has windows to the side, bespoke shelving and stairs to the first floor with useful under-stairs storage cupboards. A door leads to the L shaped kitchen breakfast room with a utility and shower off and bi folding doors looking onto the stunning garden. The kitchen has a built in range cooker and dishwasher and the utility room has space for a fridge freezer, washing machine and dishwasher. The attractive shower room is fully tiled with underfloor heating. The first floor has the master bedroom to the front with full width built in wardrobes with spacious hanging and shelving space and wood flooring. The second bedroom has a Victorian style feature fireplace and window to the side whilst the third, overlooking the garden, is to the rear. There is a beautifully presented bathroom with freestanding bath and patterned tiled flooring. The front is laid to a stone wall with bespoke iron railings and gated side access. The delightful garden has been a labour of love for the current owners. It is enclosed by fencing to one side and an attractive dry stone wall to the other, built by the current owner. There is a mixture of decking, patio, lawn and a stone path with stepping stones either side leading to a further patio and garden office with power and light. Conveniently, there is gated access to the recreation ground behind. This is a delightful period property which is immaculately presented. It is fully double glazed, has mains fired gas central heating and oak doors throughout.

#### 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

Council Tax Band: C

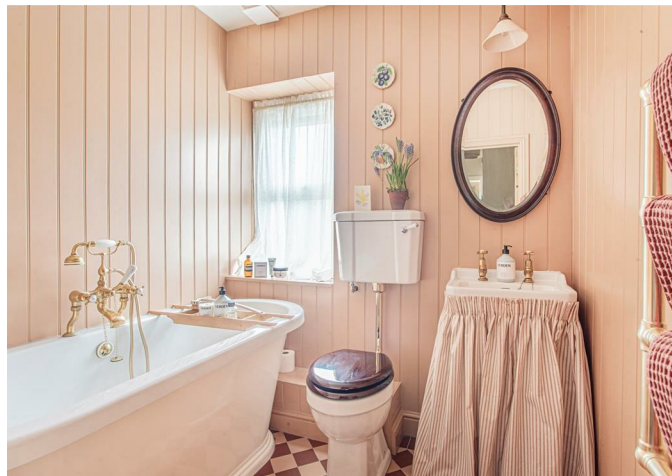
Double Glazed

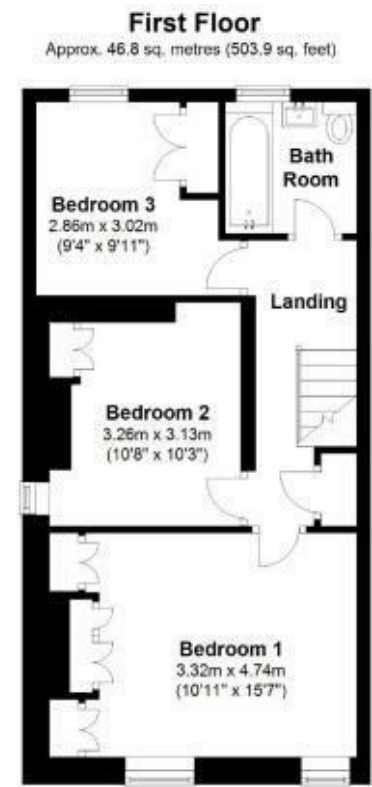
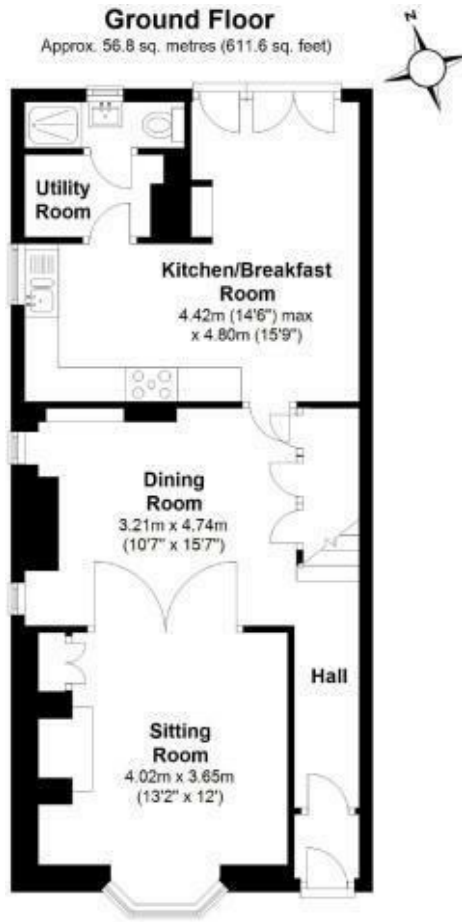
Mains Services

EPC Rating: D

Freehold

Council tax band





**Total area: approx. 103.6 sq. metres (1115.5 sq. feet)**

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.