





📍 3 The stables Academy Drive, Corsham, Wiltshire, SN13 0SG

🏠 Guide Price £475,000

A unique and rare opportunity to purchase a stylishly presented home in a private and exclusive c.17 acre parkland setting, only a short stroll from Corsham's picturesque High Street.

- 3 Double Bedrooms
- 2 Bathrooms Including En Suite Facilities
- Historically Significant Property In Corsham
- Stunningly Presented
- Period Features Inside And Out
- Set In 17 Acres Of Managed Parkland
- Access To The Parkland In Its Entirety
- Allocated Parking Assigned
- Grade II Listed

🏠 Leasehold

🏠 EPC Rating





A unique and rare opportunity to purchase a stylishly presented home in a private and exclusive c.17 acre parkland setting, only a short stroll from Corsham's picturesque High Street. Grade II listed and located in the extensive private grounds of Academy Drive, this is a stunningly presented period conversion of what was originally the Stables block to Beechfield Manor House itself. The property is accessed through a delightful courtyard with the luxurious accommodation over two levels. The ground floor has a spacious hallway with period style floor tiles, hall cupboard and oak doors throughout to the downstairs rooms. The charming and substantial living room has unique curved walls, high ceilings with dual aspect high level arched windows providing a spacious feel, complimented by American Oak hardwood floor, built in wardrobe units. The high spec kitchen/diner features a high level arched window, curved wall and high gloss finished grey wall and base units with integrated appliances including AEG microwave/combination, conventional self-cleaning electric oven, dishwasher, separate Neff induction hob and fridge freezer. The kitchen is complimented by limestone flooring. The front bedroom faces the courtyard and is currently used as a dining room, has oak hardwood flooring and extensive built-in wardrobes. The main downstairs bedroom, located to the rear is sizeable and has oak flooring, extensive built-in wardrobes and storage shelving. Completing the ground floor is a luxury white bathroom suite with feature wall tiles, P shaped bath, fitted shower system, vanity sink unit and sizeable wall storage cabinets. Stairs lead to the first floor bedroom with extensive storage within the floored loft space half way up. The bedroom has a sky light, oak flooring and cleverly crafted wardrobes built into the sloping ceilings. The attractive en-suite has a vanity unit, large shower, heated chrome towel radiator and shelving.

#### Corsham

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports center, library, the arts center and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London. The property is warmed by a gas fired central heating system, c/w feature radiators. Externally there is a large courtyard area which is laid to original stone cobbles and although not allocated to this property is used freely by our vendors. The stunning private grounds of The Stables surround the property are communal and professionally maintained by the management company. An allocated parking space completes the outside.

#### Property information

Council Tax Band: E

Mains Services

Set In 17 Acres Of Managed Parkland

Grade II Listed



