



📍 Rockleigh House, 19 South Street, Corsham, Wiltshire, SN13 9HB

🏠 Guide Price £795,000

Elegant Semi-Detached 4 Bedroom Victorian Town House, situated within a quiet sought-after street within walking distance to the High Street of Corsham.

- 4 Bedroom Semi-Detached Victorian Town House
- Deceptively Spacious & Beautifully Presented
- Two Reception Rooms Plus Office
- Spacious Kitchen/Dining Room
- Walking Distance High Street
- South-West Facing Good Sized Garden
- Planning Permission to extend Off Road Parking

🏠 Freehold

🏠 EPC Rating E



Rockleigh House is an elegant semi-detached Victorian town house, situated within a quiet sought after street within walking distance to the High Street of Corsham. The property dates back to 1890 and is built of Bath stone with deceptively spacious, well-proportioned accommodation which has been extended over the years. The beautifully presented accommodation is arranged over three floors and extends in all to 1,847 sq.ft. The ground floor comprises an entrance hall with stairs up serving two reception rooms with fireplaces whilst to the rear is a useful office with cloakroom/utility. A side extension adds a sizable kitchen/dining room with fitted units, tiled flooring and double doors opening to the garden. On the first floor are three good sized bedrooms, two of which with ample built in storage, and a family bathroom with separate roll top bath and shower whilst the top floor has a further bedroom. Planning permission was granted in 2017 (17/00879/FUL) for a two storey rear extension adding an open plan family room to the ground floor, and an en-suite and dressing room to the master bedroom. Externally, the property benefits from off road parking to the front which is a rarity for the location and to the rear is a good sized mature garden which enjoys a south-west aspect and has been beautifully landscaped with a large patio, lawn and raised timber decking.

#### 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 North East 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 new Corsham Leisure Centre. Communications 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 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

#### Property Information

E.P.C Rating: E

Council Tax Band: D

Mains Services

Gas central Heating

No Onward Chain



