



📍 Moonraker Farm, Gastard, Corsham, Wiltshire, SN13 9QN

🔗 Guide Price £600,000

In an enviable and quiet position within the village of Gastard on the outskirts of Corsham, Moonrakers Farm is a two-bedroom detached bungalow set on a substantial plot of over half an acre.

- 2 Bedroom Detached Bungalow Located in a Rural Location
- Beautiful Gardens and Ground of over half an acre
- Large Double Detached Garage plus Substantial Workshop
- Updated to a High Standard & Beautifully Presented Throughout
- Surrounded By Open Countryside, Perfect for Outdoor Pursuits.

🏠 Freehold

📊 EPC Rating E



Located in an enviable and quiet position within the village of Gastard, Moonrakers Farm is a two-bedroom detached bungalow set on a substantial plot of over half an acre, with the potential to be extended (subject to planning permission) if required. The property is a truly unique property presented to a high level both internally and externally. Accessed via a sweeping driveway to a gravel parking area for multiple vehicles, entry to the bungalow is via a useful porch area with storage for coats and shoes and doubles as a utility area. From the porch, an internal door gives access to the kitchen which has been updated to create a modern space which truly is the heart of the home. Fitted with modern wall and base units with several integrated appliances plus there is plentiful worktop space and space for a breakfast table, as well as a large island. The impressive sitting room which measures 25'3" x 19'6" enjoys front and rear views over the garden with ample natural light courtesy of both double bi-fold doors leading to one side plus double French doors to the rear. The sitting room has also been divided to provide a seating area as well as a separate space for a more formal dining table. Located on the northern side of the property there are two double bedrooms with the master bedroom benefitting from built-in wardrobes and an ensuite shower room complete with a white suite and walk-in shower. The family bathroom also comprises of a modern suite with a bath and overhead shower. To complete the internal accommodation a good size conservatory. Externally the gardens are a real joy and have been a real passion for the owners. The garden is fully enclosed with a large patio, as well as mature shrubs aiding privacy and established trees and flower borders. There is a double garage with remote controlled roller door with both power and light and loft storage plus a very handy large wooden outbuilding ideal for either home working or a hobbyist with power and light

#### **Situation**

The village of Gastard offers residents a recreation ground, a village hall (with a range of different events through the year), a popular pub, and an abundance of unspoiled country walks right on the door step. The historical county town of Corsham can be found just a few moments away, and with it comes a wealth of independent shops, cafes, pubs, schooling, and a range of top-quality eateries amongst other services such as a post office, barbers, butchers, florists, and many more. The Georgian heritage city of Bath is also a relatively short drive away, approximately 11 miles distant. Nearby Chippenham also offers residents a well-connected mainline railway station to give access to London, Bath, Bristol, Cardiff, and many other locations, with access to the M4 being provided in a fairly easy manner from this property. There are larger supermarkets in the neighbouring town of Melksham that also offer a food delivery service to the village.

#### **Property Information**

Tenure: Freehold

Council Tax Band: D

EPC Rating: E (48) Potential: B (84)

Mains Water Private Sewage

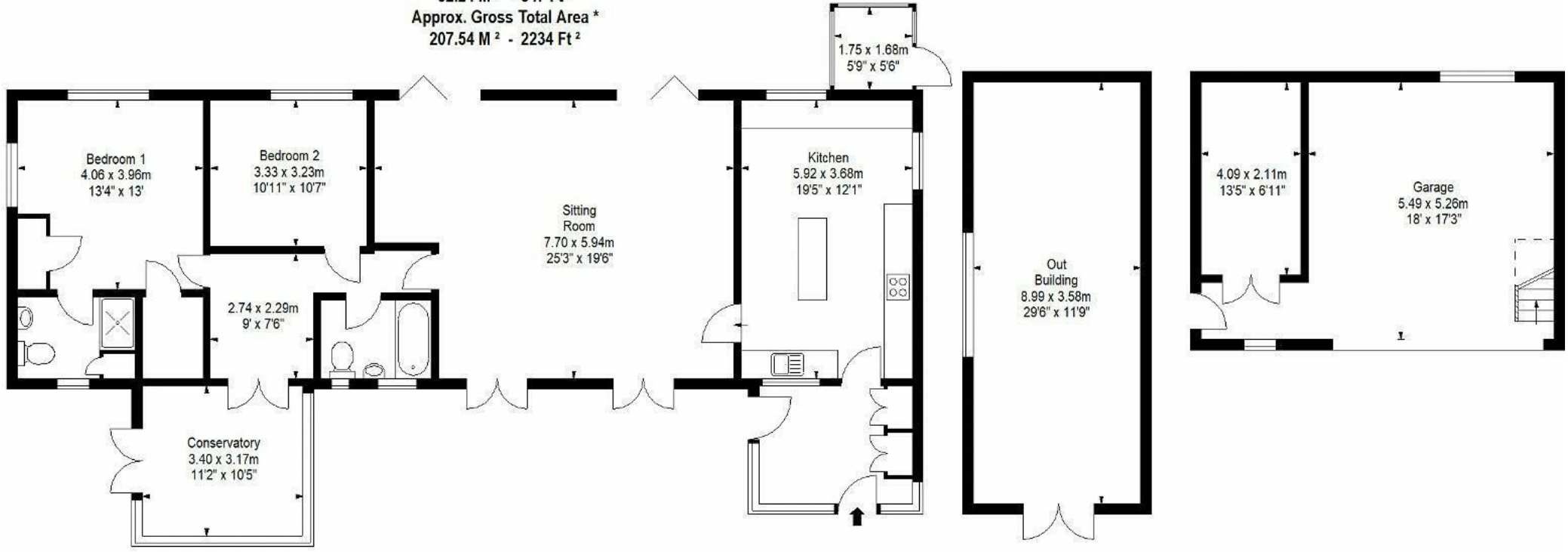
L.P.G Gas Central Heating

#### **Agent Note**

The main part of the bungalow is of non-standard construction.



**Approx. Gross Internal House Area \***  
 133.87 M<sup>2</sup> - 1441 Ft<sup>2</sup>  
**Approx. Gross Garage Area \***  
 41.43 M<sup>2</sup> - 446 Ft<sup>2</sup>  
**Approx. Gross Out Building Area \***  
 32.24 M<sup>2</sup> - 347 Ft<sup>2</sup>  
**Approx. Gross Total Area \***  
 207.54 M<sup>2</sup> - 2234 Ft<sup>2</sup>



**Ground 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.