





📍 46 Valley Way, Colerne, Chippenham, Wiltshire, SN14 8BW

🏠 Price Guide £450,000

Located in a semi rural location this large 4 bedroom semi detached family home, located in this picturesque tree lined road is close to the historic village of Colerne.

- Substantial 4 Bedroom Family Home
- Semi Detached Over Three Floors
- En suite And Family Bathroom
- Large Kitchen Dining Room
- Double Glazed Throughout
- Gas Central Heating
- Front And Rear Gardens

🏡 Freehold

🏠 EPC Rating C





Located in a semi rural location this large 4 bedroom semi detached family home, located in this picturesque tree lined road is close to the historic village of Colerne. With accommodation over three floors, the property, substantially extended by the current owners has to the ground floor an entrance porch through to the main hallway, stairs to the first floor, tiled flooring, an under stairs cloakroom, useful study area located to the end of the hallway and doors to the following rooms. The kitchen dining room is in two parts and runs the width of the property, having a number of shaker style wall and base units and space for a cooker, washing machine and fridge freezer whilst the far end also has wall and base units and space for a dining table and underfloor heating. The tiled floor continues from the hallway with a door taking you to the living room with a door to the conservatory and engineered oak flooring. The conservatory has French doors to the rear garden and is a real sun trap. Off the first floor landing are stairs to the top floor, windows and doors to the bedrooms and family bathroom. Bedrooms two and three are both located to the rear of the property, the second having built in wardrobes, the smallest, also a double is to the front and a family bathroom with four piece suite including a shower and separate bath completes the first floor. The top floor has a useful storage cupboard, en suite shower room and the largest bedroom running the remainder of the width of the property making this a sizeable bedroom with sloped ceilings either side. Dual aspect sky lights offer natural light entering the room. The property is heated by a mains gas fired central heating system and is double glazed throughout. Externally there is a small front garden enclosed by a low retaining wall and side access to the rear garden. The rear is enclosed by fencing and laid mainly to lawn and patio. Parking is on street with the addition of one space laid to block paving.

**Situation**

Colerne is only approximately 7 miles away from the world heritage city of Bath. There are good road links with the M4 nearby, as well as train stations at Bath or Chippenham with direct links to London. Colerne is in easy reach with two pubs serving excellent food, a local shop, newsagent, a hairdresser, cosy cafe, a lovely church, and a Post Office. the local playgroup and village primary school are well regarded, there is also excellent bus links to Bath and Chippenham. The village also has a football pitch, Doctors surgery and rugby club. The property is situated in a pretty development of tree lined roads and is surrounded by beautiful countryside with an abundance of picturesque walks and is approximately one mile from the village itself.

**Property information**

Mains Services

Council Tax Band: C

E.P.C Rating: C

Gas Central Heating



# Valley Way, Colerne, Chippenham, SN14

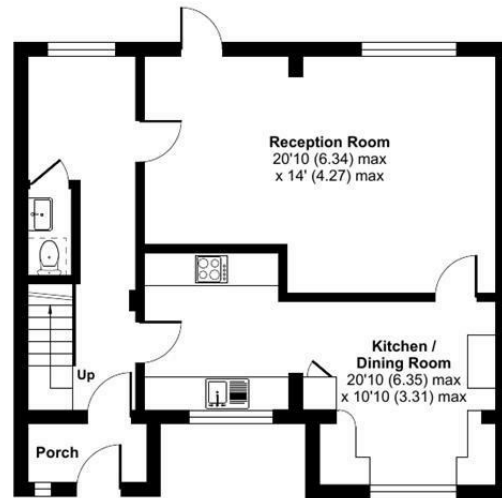
Approximate Area = 1371 sq ft / 127.3 sq m

Limited Use Area(s) = 188 sq ft / 17.4 sq m

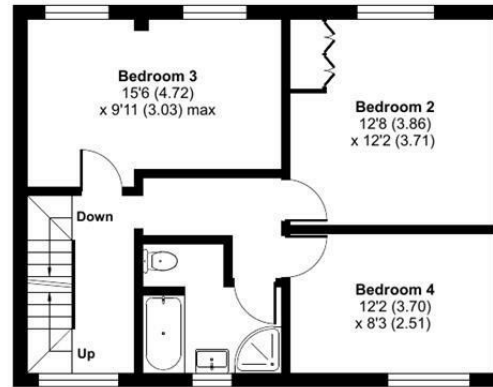
Total = 1559 sq ft / 144.7 sq m

For identification only - Not to scale

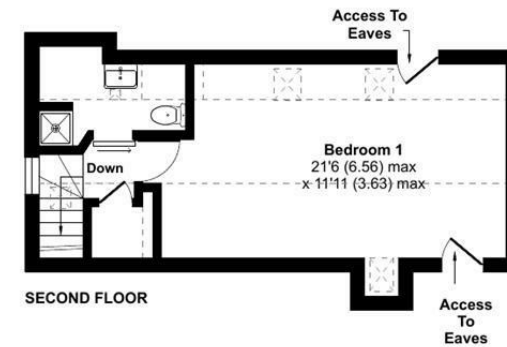
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1263191

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