



⑨ 50 Portland Rise, Corsham, Wiltshire, SN13 9GT

⌚ Guide Price £475,000

Tucked away at the end of a small cul-de-sac, this 4-bedroom detached family home is located in a quiet location. Built approximately 8 years ago, the property was built by Cotswold Homes.

- 4 Bedroom Detached Family Home
- Very Well Presented Throughout
- Small Cul De Sac Location of Corsham
- Single Garage And Driveway Parking
- Large Living Kitchen breakfast Room
- Principle Guest Bedroom With En-Suite
- Separate Utility Room
- Gas Central Heating & Double Glazed

❖ Freehold

⑩ EPC Rating B



Tucked away at the end of a small cul-de-sac, this 4-bedroom detached family home is in a quiet location. Built approximately 8 years ago, the property was built by Cotswold Homes. The accommodation on the ground floor has a spacious hallway with stairs to the first-floor landing and a cloakroom suite. The hallway leads to the heart of the home, the superb Kitchen/family/dining room. The kitchen has built-in appliances including a double oven, fridge freezer, dishwasher and 5-ring gas cooker with extractor hood/fan. The utility room has the boiler and built-in washing machine and tumble dryer, whilst the dining area has French doors to the large patio area with views over the rear garden. Also off the hallway is the main living room. Off the first floor landing is the impressive principal bedroom suite, which is located to the front and has built-in wardrobes with hanging and shelving space and an en suite shower room. Of the remaining three bedrooms, two are double, and an attractive white bathroom suite completes the upstairs. The property is double-glazed throughout and warmed by a mains gas-fired central heating system. Externally, the rear gardens are fully enclosed with a patio area which runs the full width of the property. The garden is laid to lawn with a path providing access to the front. The front garden is laid with gravel with a path from the driveway to the entrance, and will accommodate 2 family-sized cars. The drive leads to the single garage, which has an up-and-over door, power and light. All the kitchen appliances are made by SMEG, and the bathrooms have Roca appliances. This truly well-presented family home has the added benefit of about 2 years of the NHBC warranty remaining.

#### Situation

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.

#### Property Information

Council Tax Band: E

Double Glazed

Mains Services

EPC Rating: B

Cul De Sac

Freehold



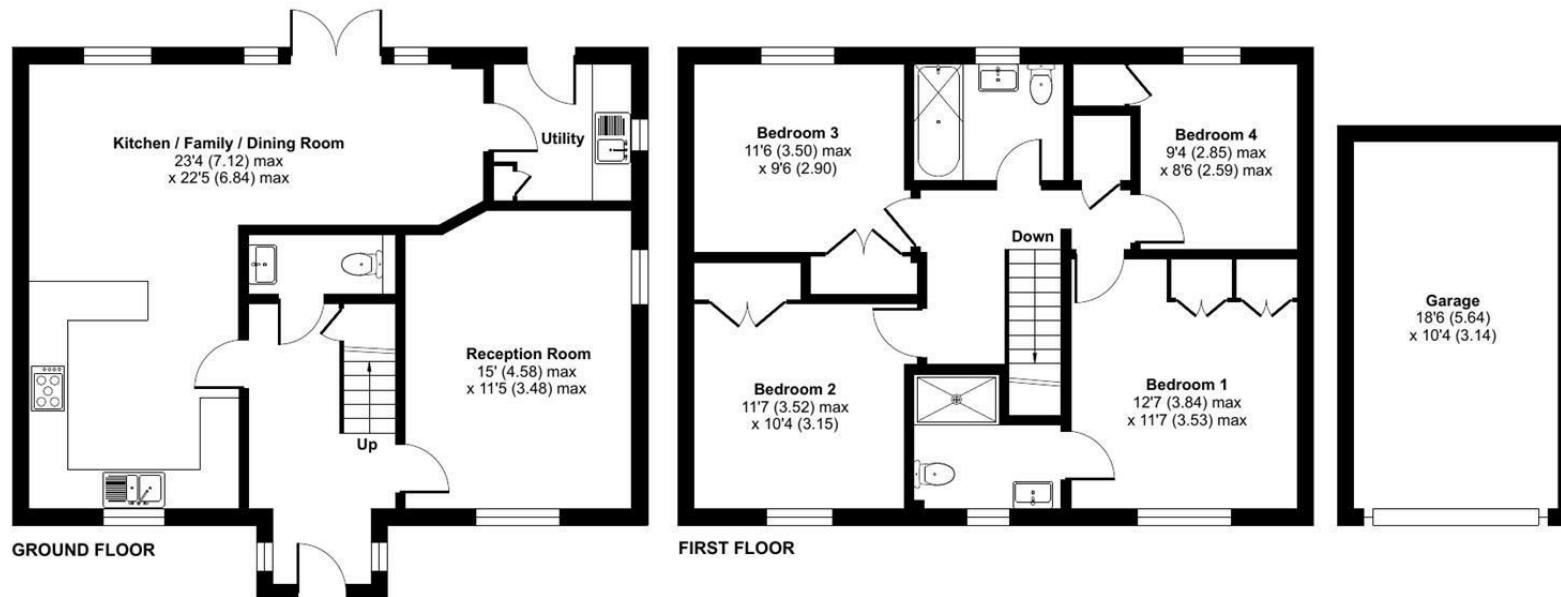
# Portland Rise, Corsham, SN13

Approximate Area = 1384 sq ft / 128.5 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1575 sq ft / 146.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Strakers. REF: 1357362

**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 firms 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.

# strakers

For further details 01249 712039  
corsham@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk