



📍 Alpha Cottage, 194 Bath Road, Atworth, Melksham, SN12 8HF

🔗 Offers In Excess Of £700,000

There is much to behold in this extended period cottage and so much potential to make it a superb home which has been owned by the same family for well over 40 years.

- 4 Bedroom Detached Period Cottage
- 1 Bedroom Self Contained Annex
- Potential Stp To Convert To One Large Family Home
- 2 Bathrooms
- Three Reception Rooms In The Main House
- Set In Large Gardens To The Front Rear And Side
- Off Road Parking For Three Cars And A Single Garage

🏡 Freehold

🏠 EPC Rating D



There is much to behold in this extended period cottage and so much potential to make it a superb home which has been owned by the same family for well over 40 years. Situated in the village of Atworth the main cottage has four bedrooms with a separate self contained one bedroom annex which could, subject to planning be incorporated into the main dwelling to make a sizable family home. The annex itself has to the ground floor an open plan kitchen living area with cloakroom and spiral stairs to the bedroom which has en suite facilities and a built in wardrobe. The door to the main cottage is directly opposite the entrance to the annex. This has a hallway with doors to the kitchen, spacious living room with access to the garden, door into the original cottage which is a second living room/dining room with feature fireplace and log burner and a further door to the sun room. The spacious kitchen is well equipped with built in appliances which include a dish washer, oven and hob as well as space for a washing machine, granite work tops and plenty of solid wood wall and base units. The kitchen is L shaped with doors to the cloakroom and utility room which also has a door to the garden. Also off the kitchen are paddle steps to a storage room above part of the kitchen, ideal for storage or a children's playroom. To the first floor are four bedrooms, the front two being in the original cottage, the remaining to the rear as well as a family bathroom and very handy second shower room. Alpha Cottage sits in a good sized plot to the front, side and rear. The front is enclosed by hedgerow and is laid mainly to lawn with a vegetable plot and a couple of mature apple trees. The lawn continues to the side as does the hedge affording security and privacy whilst the rear garden is a mixture of lawn and patio with some stone walls, small ponds and storage sheds. There is also a garage with parking for up to three vehicles, laid to stone chippings.

Situation

Atworth is a popular and sought after village surrounded by beautiful countryside with immediate walking access to open countryside and is approximately three miles from Corsham. The village offers a number of good amenities including the White Hart public house, church, infant and primary school plus being in the catchment for St Laurence School in Bradford on Avon. There is a garage / convenience store / post office and Lowden Nurseries with café. There are further shops and facilities in the nearby village of Box whilst the Georgian City of Bath and towns of Corsham, Bradford on Avon and Melksham provide a more comprehensive range of shopping facilities, schools and services. Corsham is a pretty and historic small town some 8 miles Northeast of the Georgian City of Bath. The town centre of Corsham has a wealth of beautiful and historic buildings dating from the 16th Century and provides a wide variety of shopping facilities, schools and other services. Atworth has good transport links to the M4 junction 17 and is within easy commuting distance of Bath with a direct bus route (c.9 miles) every half hour from the village plus Bristol and Swindon. Rail services are available at Bath and Chippenham providing hourly services to London Paddington.

Property information

Main Services

Gas Central Heating

Freehold Property

Council Tax Band: E

EPC Rating: D



Bath Road, Melksham, SN12

Approximate Area = 1587 sq ft / 147.4 sq m

Limited Use Area(s) = 259 sq ft / 24 sq m

Annexe = 315 sq ft / 29.2 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 2298 sq ft / 213.3 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). © nitchecom 2025. Produced for Strakers. REF: 1354721

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