





📍 14 Barton Way, Corston, Wiltshire, SN16 0JT

🏠 Guide Price £495,000

A three double bedroom detached house set in a cul de sac setting in a popular village location.

- Detached Family Home
- Beautifully Proportioned
- Three Double Bedrooms
- Contemporary Re-fitted Kitchen
- Sitting Room with Wood Burning Stove
- Sun Room
- Bathroom & En-Suite
- Cul De Sac Setting
- Lawned Garden
- Large Boarded Loft Space

🏡 Freehold

🏠 EPC Rating D





A beautifully presented three bedroom detached family home situated in a delightful cul-de-sac setting. Offering well proportioned accommodation throughout, the property has been improved in recent years, including new UPVC double glazed windows and re-fitted kitchen and bathrooms. The ground floor comprises an entrance hall, a living room, an impressive fitted kitchen with separate utility room and a shower room. Double doors from the kitchen open into a delightful sun room. The first floor boasts three generous double bedrooms, the main bedroom with en-suite shower room, and a family bathroom. There is access from bedroom two to a large boarded loft space. Externally the rear garden is predominantly laid to lawn with a driveway to the front approaching an integral single garage.

### Situation

Corston is a small village located midway between the M4 and the ancient town of Malmesbury. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. This thriving, pretty town offers a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops including a new Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town and pretty walks and countryside are close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 motorway (junction 17) is only 2½ miles to the south. Chippenham is only approximately 6 miles to the south and provides comprehensive facilities including main line rail services, which connect with London within approximately 1 hour 15 minutes.

### Property Information

Tenure: Freehold

EPC Rating: D

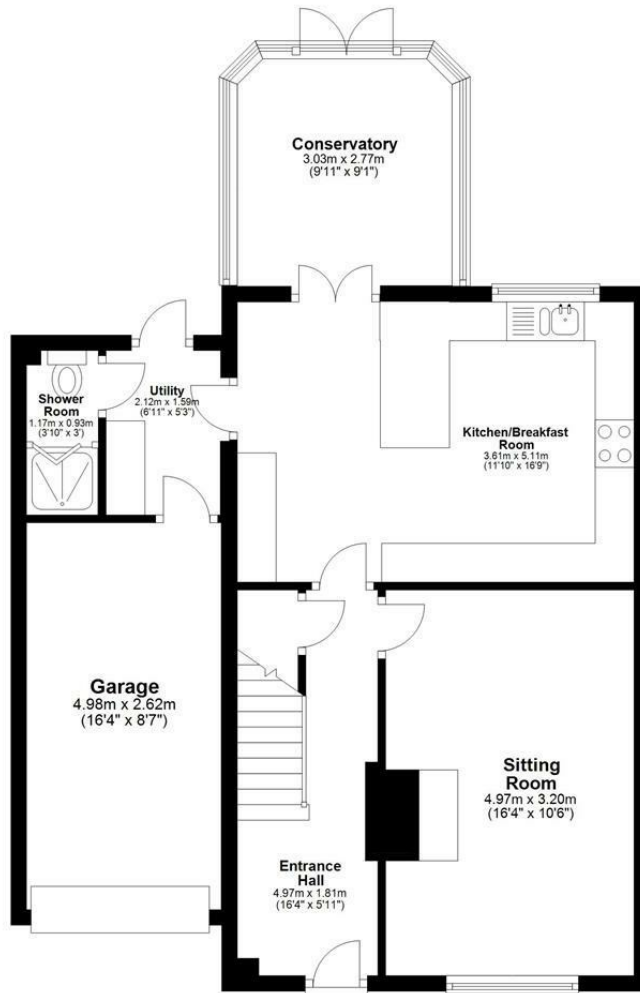
Council Tax Band: E

Mains water, drainage and oil fired central heating.



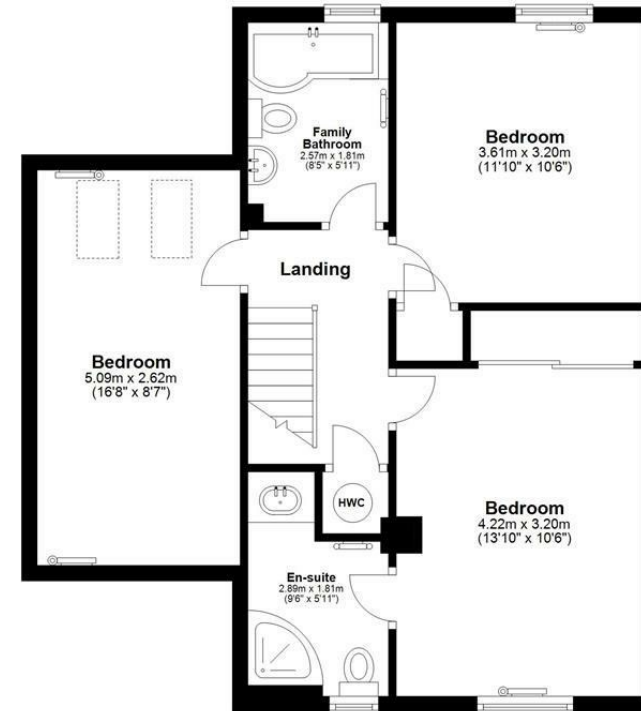
## Ground Floor

Main area: approx. 58.6 sq. metres (631.2 sq. feet)  
Plus garages, approx. 13.0 sq. metres (140.3 sq. feet)



## First Floor

Approx. 58.2 sq. metres (625.9 sq. feet)



Main area: Approx. 116.8 sq. metres (1257.1 sq. feet)  
Plus garages, approx. 13.0 sq. metres (140.3 sq. feet)

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.