



£925,000

Energy Efficiency Rating: D

Bradford Road, Corsham, SN13 0QR.

An excellent opportunity has arisen to purchase this imposing, detached residence situated on the outskirts of Corsham, set on a generous and established plot. The property dates from 1904, having spacious and sympathetic extension to the rear with tasteful internal upgrades, offering versatile family accommodation with no onward chain. An internal inspection is essential. Please call 01225 463006 for further details.



An excellent opportunity has arisen to purchase this imposing, detached residence situated on the outskirts of Corsham set on a generous and established plot. The property dates from 1904, having a large, sympathetic extension to the rear with tasteful upgrades throughout and spacious family accommodation with no onward chain.

The benefits include 4 good sized reception rooms, 4 double bedrooms (master with en suite), upgraded and quality fitted kitchen, large double garage with studio above, off road parking for several vehicles and full width landscaped gardens to the rear. Corsham offers local primary and secondary schooling, library, sports centre, bustling High Street with an abundance of niche shops, cafés, restaurants, pubs and Corsham Court with its splendid grounds. The city of Bath is some 9 miles away, with fast link train access to Paddington, as does Chippenham which is some 4 miles away. Junctions 16 + 17 of the M4 are within easy reach with commuting to Bristol and London. The accommodation briefly comprises:- entrance hall, sitting room, 2nd recreation room, snug, kitchen, large family room/dining room, study, master bedroom with en suite, 3 further double bedrooms, family shower room, 2 further WCs, attached double garage with studio over, parking and formal gardens to the rear.

An internal inspection is highly recommended.

Entrance Porch:

Entered via double glazed front door, tiled flooring, glazed door to:

Entrance Hall:

Stairs rising to first floor landing, radiator, tiled flooring.

Cloakroom:

Modern suite of low flush WC, circular wash hand basin, fitted cabinets, towel radiator, tiled flooring, radiator, double glazed window to side aspect.

Sitting Room: 5.53m x 4.15m

Stone fireplace, 2x radiators, recessed lighting, access to family room.

2nd Sitting Room: 3.79m x 3.48m

Double glazed window to front access, recessed shelving with cabinets, fitted wall lights, radiator.

Breakfast Room: 3.79m x 2.73m

Double glazed window to side aspect, radiator, wall lights, arch and doorway to kitchen.

Snug: 3.63m x 3.44m

Double glazed bay window to front and side aspect, stone fireplace, wall lighting.

Kitchen

Modern fitted kitchen with 1 ½ bowl stainless steel sink unit, full range of quality base level cupboards and drawers and further matching wall units with further pull-out storage units, central island with matching cabinets fitted 'Corian' work surfaces with matching upstands. 'Cookmaster' range cooker with large American style fridge/freezer, oak flooring, recessed lighting, stainless steel canopy hood, radiator, opening to dining area and family room, and glazed door to:

Utility Room: 2.30m x 1.71m

Single drainer 1½ bowl sink unit with matching base level and wall units, integrated dishwasher, chrome radiator, tiled flooring and splashbacks, door to inner lobby.

Dining/Family Room: 8.57m x 2.96m

Impressive and most spacious room, with double glazed and Velux windows, oak flooring, 2x radiators, walls lights, further cabinets.

Inner Lobby: 3.00m x 2.23m

Tiled flooring, access from dining room, door to study and door to garage.

Study: 3.34m x 1.64m

Tiled flooring, radiator, recessed lighting.

First Floor Landing:

Airing cupboard with hot water tank, access to loft, radiator, double glazed window to side aspect, doors to:-

Master Bedroom: 6.82m MAX x 4.14m

2x double glazed windows to rear aspect, 2x radiators, recessed lighting, door to:-

En-Suite:

Shower cubicle with mixer shower, low flush WC, wash hand basin, radiator, double glazed window to front aspect, extractor fan.

Bedroom 2: 4.15m x 4.16m

Double glazed window to rear aspect, radiator, recessed lighting.

Bedroom: 3.65m x 3.48m:

Double glazed windows to front and side aspects, radiator.

Bedroom 4: 3.62m x 3.44m

Double glazed windows to front and side aspect, radiators, small dressing area with wardrobe.

Shower Room: 3.96m x 3.44m

Walk in shower cubicle with large shower rose and addition shower attachment, low flush WC, chrome radiator, circular wash hand basin with mono-tap and fitted mirror with cabinet below.

Separate WC:

Low flush WC, wash hand basin, radiator, double glazed window to front aspect.

Garage/Parking: 4.6m x 4.12m

Large double garage with up and over doors, fitted power and light, double glazed window to side aspect, radiator, door to rear lobby, with double glazed window to rear aspect and double glazed door to rear, stairs rising to studio with Velux window. Boiler/ Utility Room: with gas boiler, wash hand basin, low flush WC and water softener.

Front Garden:

Retaining stone walls, gates leading to shingled parking area and access to garages, steps and path to front door with further low maintenance shingled area, double timber gates to:-

Rear Garden:

Further shingled parking area, landscaped rear garden laid to lawn with shingled pathways, summer house, flower beds and shrubs, good sized patio area, side garden with flower borders and shingled path, timber fencing to side and rear.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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