



Nestled on Elm Road in the charming village of North Colerne, this stylish modern terraced house offers a delightful blend of comfort and contemporary living. With three bedrooms, this property is perfect for families or those seeking extra space.

From the hallway, you are welcomed into a bright reception room that sets the tone for the rest of the home. The property has been thoughtfully extended to the rear, providing a spacious area that overlooks a beautifully maintained garden, ideal for outdoor relaxation or entertaining guests. The modern kitchen is equipped with all the necessary amenities, making it a joy for any home cook. Additionally, the property features a separate utility room and a convenient downstairs shower room, enhancing its practicality.

The house benefits from double glazing throughout, ensuring warmth and tranquillity, while the gas central heating system provides comfort during the cooler months.

Situation - North Colerne

North Colerne's military houses are a significant part of Colerne village history, dating back to its use as an airfield in World War II. The site, initially RAF Colerne, later became Azimghur Barracks, serving as a training facility for various Army units, including the Royal Corps of Transport and Royal Army Ordnance Corps. Some of the original military houses have been released to the market, and a significant portion of the dwellings in North Colerne are civilian-owned housing from earlier sales. This area is a thriving community of families and commuters.

Colerne village is about 3.5 miles west of the town of Corsham, 14 miles west of Chippenham and 7 miles northeast of the city of Bath. The village of Colerne is well catered for; there are two good pubs, 'The Fox and Hounds' and 'The Six Bells Inn', a post office, newsagents, village shop, florists, hairdressers and much more. There are

good transport links via the M4 (J18) approximately 16 miles away and mainline rail links from Bath and Chippenham to London (Paddington). The primary school has a 'Good' Ofsted report and is really well regarded. Lucknam Park, the Georgian country house hotel and spa, is about a mile away. There are excellent walks locally, towards Ford, ending up in the White Hart gastropub and down to Box along the river By Brook. The cycling around Colerne is brilliant too.

Colerne is an attractive and popular south Cotswolds village, a short distance from the historic Georgian city of Bath. Historic in its own right, Colerne is a thriving village surrounded by stunning countryside with far reaching views to the south over the delightful Box valley. The village offers excellent amenities including a store, newsagent, florist, two public houses, Colerne C of E Primary School and Early Years Playgroup – in addition to a well set up rugby club with youth teams. There is

excellent schooling in both the public and private sectors in the nearby towns of Chippenham, Corsham and The City of Bath. There is also a bus service into both Bath and Chippenham and post office. For the commuter, there is easy access to Junctions 17 and 18 of the M4 and to London Paddington from Bath Spa or Chippenham train stations. For Michelin star dining or a wonderful spa experience, Lucknam Park country house hotel is also nearby, as is The Manor House Hotel and Golf Club in Castle Combe.

Property Information

Utilities/Services - Mains, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

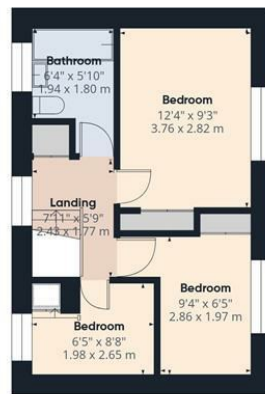
Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾
910 ft²
84.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-38) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing