



hunter
french

1 Rowan Cottages, Academy Drive, Corsham, Wiltshire, SN13 0SE

NO ONWARD CHAIN - Set within 17 acres of beautifully maintained parkland, this impressive Neo-Georgian style home forms part of the conversion of Beechfield House, formerly the Corsham Art College, completed in 1996. The property combines classic period styling with modern convenience, featuring high ceilings and sash windows that create a light and airy interior while offering attractive views across the surrounding communal grounds. The property benefits from its own private entrance and dedicated parking, along with additional visitor spaces on a 'first come first serve' basis.

The accommodation begins with a welcoming entrance hall with stairs rising to the first floor. The kitchen is fitted with an attractive range of modern-style units and offers space for a fridge/freezer, washing machine, and dishwasher. It also features an integrated electric oven, gas hob, and cooker hood.

A useful storage cupboard provides potential to be converted into a ground floor WC, subject to the necessary consents.

Upstairs, the landing leads to two well-proportioned double bedrooms, a family bathroom, and an additional storeroom. The master bedroom also offers scope to create an en-suite shower room, subject to the appropriate consents.

Academy Drive is one of the most desirable residential locations in Corsham, with the High Street just a short walk away and a wealth of countryside walks on the doorstep, all set within beautifully tended communal grounds.

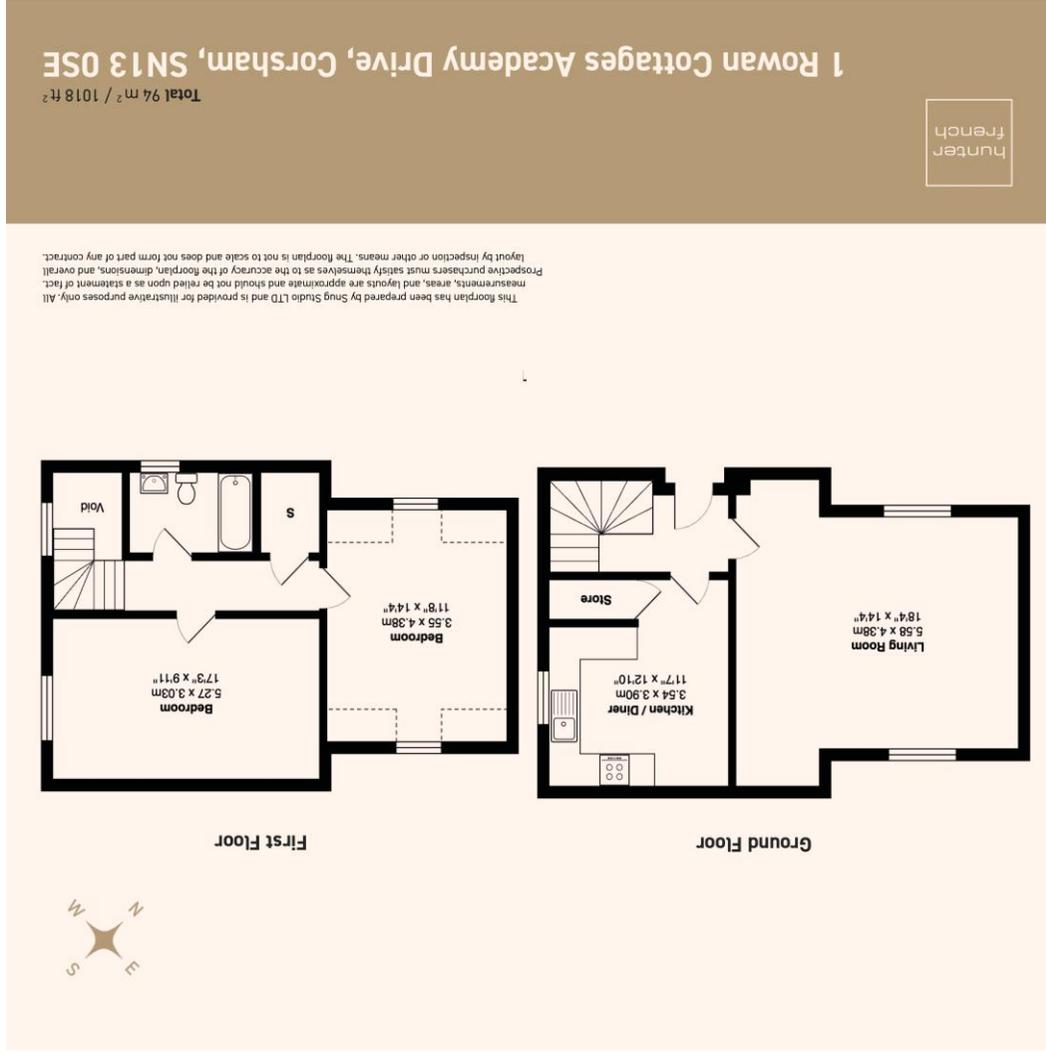
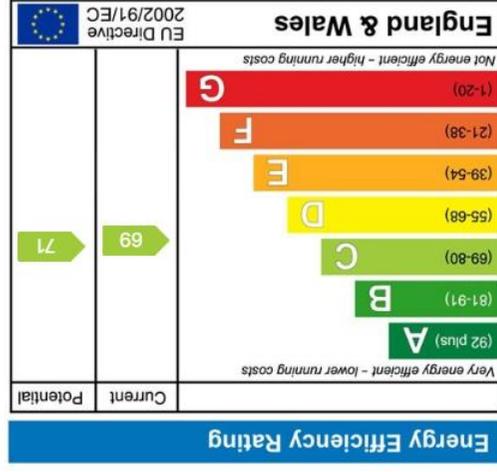




Corsham itself is a charming and historic town on the southern edge of the Cotswolds Area of Outstanding Natural Beauty, approximately eight miles northeast of the Georgian city of Bath. Known for its picturesque High Street, the town features many historic buildings dating back to the 16th century, including the Almshouses and the renowned Corsham Court with its landscaped parkland. The town offers a variety of everyday amenities including national and independent shops, cafés, restaurants, and traditional public houses, along with well-regarded primary and secondary schools and the recently built Corsham Leisure Centre. Transport links are excellent, with Bath, Bristol, and Swindon all within easy driving distance, convenient access to the M4 motorway at Junctions 17 and 18, and mainline rail services available from nearby Bath or Chippenham.

Additional Information
 Tenure: Leasehold
 Current EPC Rating: C (69) // Potential: C (71)
 Council Tax : E

Services: Mains Gas Radiator Central Heating, Mains Drainage Supply, Mains Water Supply, Mains Electricity Supply.



This floorplan has been prepared by Sing Studio LTD and is provided for illustrative purposes only. All measurements, areas, and layouts are approximate and should not be relied upon as a statement of fact. Prospective purchasers must satisfy themselves as to the accuracy of the floorplan, dimensions, and overall layout by inspection or other means. The floorplan is not to scale and does not form part of any contract.

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Total 94 m² / 1018 ft²