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# 47 Groundstone, Corsham, Wiltshire, SN13 0FA

Located in the popular Park Place Development, this two-bedroom property offers generously proportioned internal accommodation, adjacent driveway parking for two cars with an electric vehicle charging point, as well as ample on-street parking available for guests. The rear garden has been designed to provide a safe space for children to play with a level lawn area and remains fully enclosed with relative privacy from neighbouring properties. A patio, accessible from the sitting room, creates the perfect spot to enjoy al-fresco dining whilst a wooden shed provides plenty of additional storage space.

As you enter the property, a spacious hallway gives access to the ground floor accommodation, staircase to the first floor and downstairs WC. To the front aspect is the kitchen which benefits from fully fitted wall and base units, built-in gas hob and electric oven, and space for further freestanding appliances. There is also space for a freestanding dining table with an outlook over the front aspect.

Overlooking the rear aspect is the sitting room which gives access to the rear garden. Measuring 16' 2" x 11' 6", this reception space gives plenty of room to comfortably accommodate both seating and dining areas, with access via French doors to the garden. Courtesy of its south-westerly aspect, the sitting room benefits from sunlight throughout the day.

Stairs to the first floor lead to two double bedrooms and the family bathroom. The master bedroom is positioned at the front of the property and benefits from ample built in wardrobes for storage, as well as an ensuite shower room comprising of a modern white suite. Measuring 9' x 12' 9", bedroom two overlooks the rear aspect and has space to comfortably fit a double bed as well as freestanding wardrobes. To complete the first floor, the family bathroom has been tiled in neutral tones and benefits from a modern white suite with bath and overhead shower.

Externally, the property sits in a quiet position within Park Place. There is driveway parking to the front for two cars, along with an electric vehicle charging point, as well as ample on-street parking available for guests. The rear garden has been designed to provide a safe space for children to play with a level lawn area and remains fully enclosed with relative privacy from neighbouring properties. A patio, accessible from the sitting room, creates the perfect spot to enjoy al-fresco dining whilst a wooden shed provides plenty of additional storage space.

Corsham is a charming old town which has an excellent range of local facilities, including many specialist shops and cafes. There are good nurseries, primary and secondary schools within walking distance, as well as nearby green spaces and parks popular for dog walking. The property also benefits from excellent transport links, with a local bus stop adjacent to the development and regular routes to both Bath and Chippenham, while an express bus service is available just a short walk away. The Georgian heritage city of Bath is within easy driving distance, as is Chippenham – with its main line station to London (Paddington) and Junction 17 of the M4 motorway.





#### Additional Information

Tenure: Freehold

Service Charge: Approx £310 p.a

Services: Mains gas central heating. Double glazed windows. Mains drainage. Mains water supply. Mains electricity supply.

Council Tax Band: B

EPC Rating: B (84) // Potential: A (96)

Additional Information:  
 Tenure: Freehold House  
 Council Tax Band: B  
 EPC Rating: B (84) // Potential: A (95)

Services: Gas Central Heating, Mains Drainage, Mains Electricity Supply, Mains Water Supply, Double Glazing Throughout.



Energy Efficiency Rating	
Current	84
Potential	96

  

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

EU Directive 2002/91/EC  
 England & Wales

# 47 Groundstone Way, Corsham, SN13 0FA

Total 79 m<sup>2</sup> / 853 ft<sup>2</sup>

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