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# 108 Church Street, Atworth, Wiltshire, SN12 8JA

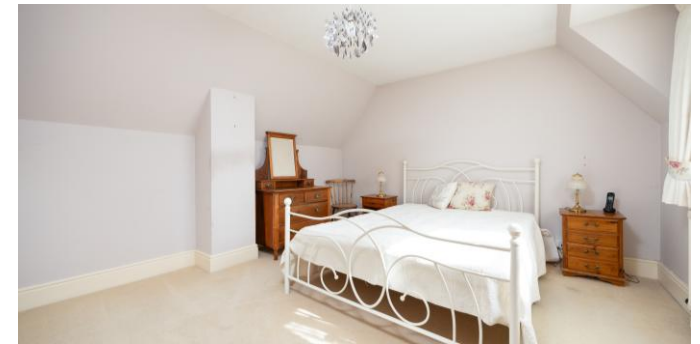
This characterful three-double bedroom attached house at the end of a 30m (approx.) private lane enjoys exceptional rural views across open countryside from this rare and peaceful position within the heart of the popular village of Atworth. Offered to the market with no onward chain, this home combines notably well-proportioned accommodation with a beautiful garden and the rare added bonus of a substantial detached double garage - and exudes exciting potential to add value throughout and make your mark (subject to any required consents).

On the ground floor, an external covered porch leads into the entrance lobby which provides space for coats and shoes and gives access to a useful utility room / cloakroom. This has a W.C, sink, additional storage, and the space, power, and plumbing to tidily hide away the washing machine / tumble drier. To the right hand side leading away from the entrance lobby, a bright, triple-aspect sitting room offers a relaxed atmosphere with sliding patio doors opening directly onto the garden, creating a seamless flow between inside and out in the summer months. Featuring a flame-effect gas fire set in a beautiful Bath stone surround, this room also creates a lovely atmosphere for those cosy winter nights in. To the left of the entrance lobby, a separate dining room is centred around an impressive wood-burning stove. Ideal for larger get togethers owing to its impressive proportions, guests in the dining room can enjoy a far-reaching view across glorious rolling countryside through a picture window. The dining room flows nicely through into a sizeable kitchen / breakfast room which offers plentiful cupboard storage, a range cooker and space for a farmhouse table and chairs.

Upstairs, the light and airy landing leads to three well-proportioned double bedrooms and a family bathroom which offers a tiled walk-in shower, a full-length bath, a sink, heated towel rail, and W.C. As expected, the wonderful rural outlook becomes even more impressive from the first floor, and some of the bedrooms also come complete with cupboards and wardrobes.

Outside, the property boasts a beautifully maintained and private walled rear garden with mature planting, lawn and seating areas, enjoying uninterrupted views across the rolling countryside. Side access adds practicality, while the detached double garage (which also benefits from side access from the garden) is a particularly impressive feature, complete with electric up-and-over door, mains water, mains drainage, and power. The garage also benefits from workshop space and a loft ladder to its first floor, making it suitable for a range of uses (subject to consents) and there is also plenty of private driveway parking set in front of the garage for residents and guests to benefit from - a real asset to the house.





The village of Atworth is a most sought-after place in which to live. For families, there is Snapdragons nursery as well as Daisy Chains preschool, both of which are situated just a short level walk from the front door. Shaw Church of England Primary school is also conveniently placed just across the boundary into the neighbouring village of Whitley, and the further schooling options and amenities on offer in Corsham are situated only another 10 or so minutes distant by car. Even more locally, the ever-popular Churchfields School can be found a matter of moments from this property, and with it comes access to the excellent facilities on offer there. There is also a range of excellent suitable secondary schools that Atworth feeds into, with a local bus service on offer to ferry children to and from some of them. The renowned Stonar School nearby can be accessed by car, foot or bus. There are beautiful country walks directly from the house, and for those who prefer city life, it's a short drive to Bath or a bus picks up from around the corner and stops right in the heart of the city with a journey time of approximately twenty-five minutes. Lowden garden centre, The Pear Tree Inn, The White Heart, and The Golden Fleece are all popular and welcoming local places in which to eat and drink, with the local convenience store located near the car garage and town hall that offers access to the everyday essentials within a short stroll away.

Additional Information  
Tenure: Freehold House

Current EPC Rating: D (62) // Potential: C (77)

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

*\*Agents Note\* There is a legal right of pedestrian access over a small part of the front of the driveway, which is a pathway allowing the next door neighbour to access their home*

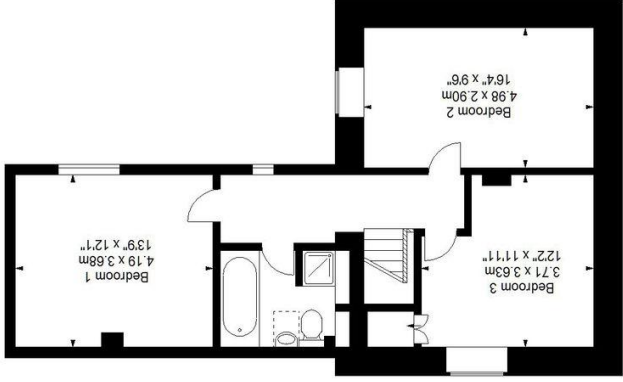
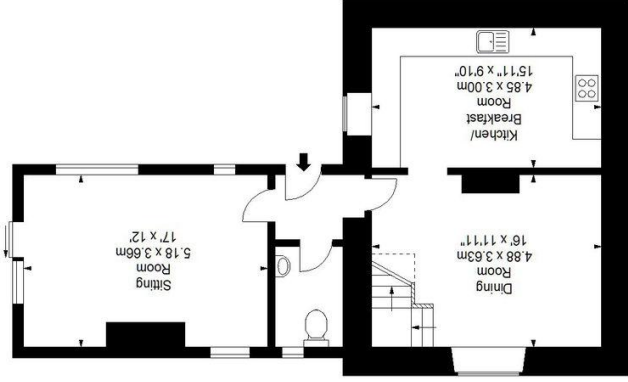
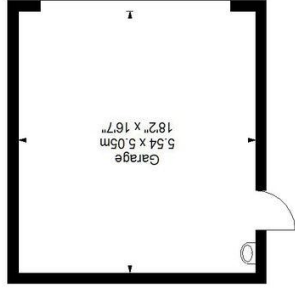


Energy Efficiency Rating	
Current	62
Potential	77

EU Directive 2002/91/EC  
England & Wales

Very energy efficient - lower running costs  
Very energy efficient - higher running costs

A (72-91)  
B (69-81)  
C (65-80)  
D (55-69)  
E (49-64)  
F (21-48)  
G (1-20)



Approx. Gross Internal House Area\* 120.21 M<sup>2</sup> - 1294 Ft<sup>2</sup>  
Approx. Gross Garage Area\* 27.96 M<sup>2</sup> - 301 Ft<sup>2</sup>  
Approx. Gross Total Area\* 148.18 M<sup>2</sup> - 1595 Ft<sup>2</sup>



Illustration For Identification Purposes Only, Not To Scale  
\* As Defined by RICS - Code of Measuring Practice