





📍 45A Corsham Road, Lacock, Chippenham, SN15 2NA

🔗 Offers In Excess Of £290,000

An extended modern two bedroom semi-detached house, superbly positioned on the outskirts of the highly reputable village of Lacock, benefitting from off-road parking, double car park and a generous two-sectioned rear garden. Offered with No Onward Chain.

- Modern Semi-Detached House
- Extended, Well-Presented Accommodation
- Two Double Bedrooms
- Stylish Family Bathroom, Downstairs Cloakroom
- Two-Sectioned Garden, Generously Sized
- Double Car Port
- Off-Road Parking
- End of Cul-de-sac Position
- No Onward Chain
- Edge of Premium Village Lacock

🏠 Freehold

🏠 EPC Rating D





A fantastic two bedroom semi-detached house, which is superbly positioned at the end of a quiet cul-de-sac, on the edge of the highly reputable village of Lacock. The property offers modern, well-presented accommodation, that has been extended on the ground level. Offered with No Onward Chain.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, kitchen / dining room, cloakroom, sitting room with sliding doors to the rear garden, two double bedrooms, and the stylish family bathroom.

Externally there are two rear gardens, the first immediately to the rear of the property, the second is a larger lawned garden, accessed via steps to the bottom of the first section. There is a double car port, and off-road parking for multiple vehicles.

### **Situation**

Corsham Road lies on the outskirts of The National Trust village of Lacock which dates back to the 13th-century and remains largely unchanged over the centuries with its many limewashed, half-timbered and stone houses. A range of facilities can be found in the nearby market town of Corsham which is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away

### **Property Information**

Council Tax Band; B

Freehold

Mains Gas, Water, Electricity & Drainage

Gas Central Heating

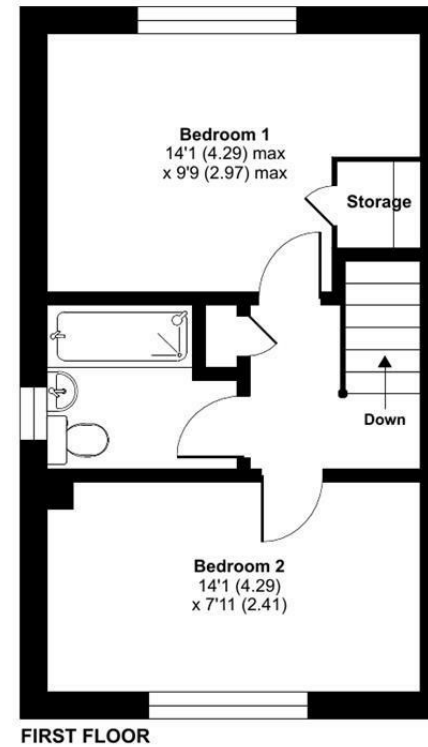
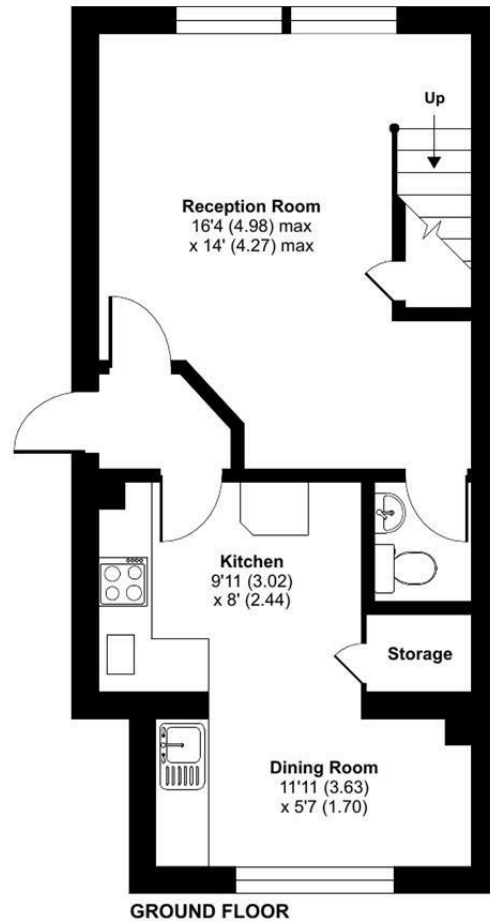
EPC Rating; D



## Corsham Road, Lacock, Chippenham, SN15

Approximate Area = 777 sq ft / 72.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1332250

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