



Court Cottage

27 Gastard Lane, Corsham, Wiltshire



A charming Grade II listed five bedroom home, in a peaceful rural position on the edge of the market town of Corsham.

Corsham 2 miles, Chippenham 5 miles, M4 (J17) 8 miles, Bath 10 miles, Bradford-on-Avon 9.5 miles
(All distances are approximate)



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Summary of accommodation

The House

Ground Floor: Entrance hall | Living room | Dining room | Family room | Garden room
Kitchen/breakfast room | Cloakroom

First Floor: Double bedroom en suite shower room | 2 double bedrooms | Bathroom

Second Floor: 2 double bedrooms | Study | Shower room

Outside

Formal gardens | Double garage | Parking

In all approximately 0.41 acres



Situation

(Distances and times are approximate)

The property is located in the small hamlet of Gastard, on the edge of the picturesque town of Corsham which offers an eclectic range of independent shops, restaurants and public houses. A supermarket and doctor's surgery are also close at hand. Corsham is an historic market town of architectural significance located on the southern fringe of the Cotswolds.



Corsham Court with the Capability Brown designed gardens is a well-known attraction. The Pound Arts Centre provides Corsham's cultural hub whilst the Springfield Campus offers a library, café and a wide range of sporting activities with gym and swimming pool.



Schooling in the area is excellent with primary schools in Neston, Atworth and Corsham and senior schools in both the private and public sectors nearby.



Communication links are good, with the M4 not far away, and Chippenham station offering regular high speed rail links to London.



The House

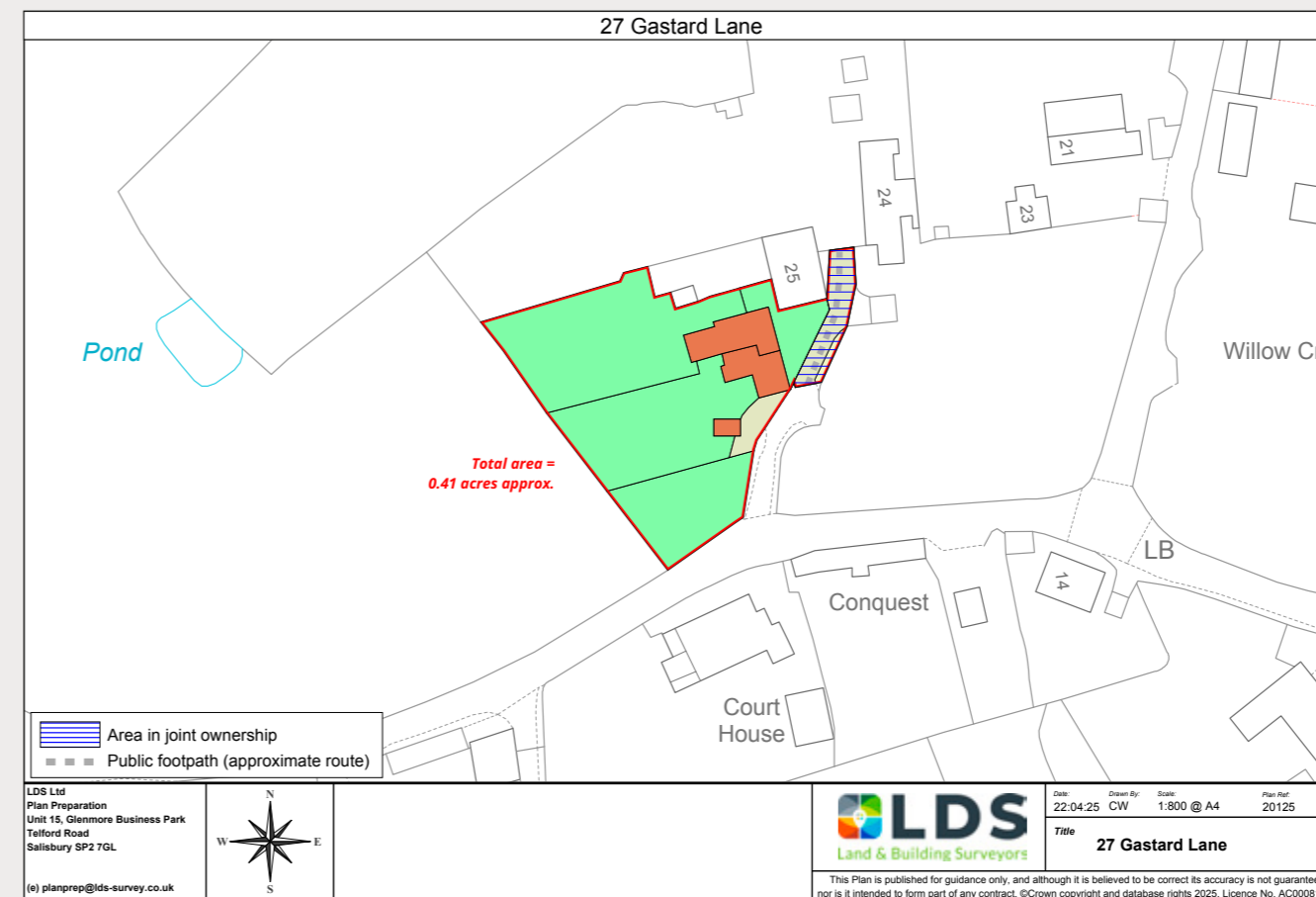
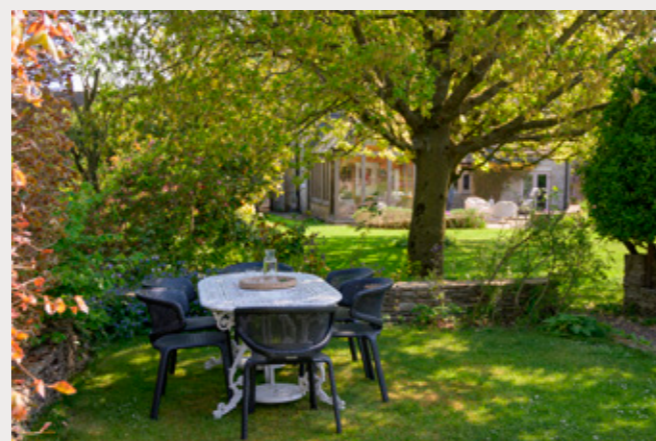
27 Gastard Lane, also known as Court Cottage, dates to the late 17th century and was originally two houses, No. 26 & 27.

The property oozes character with exposed wooden beams, open fireplaces, stone mullion windows; and offers well-presented accommodation, arranged over three floors.

To the left of the formal entrance hall, you have the family room with a fabulous inglenook fireplace with wood burner, and to the right you have the open plan living/dining room featuring an impressive open fireplace with Jetmaster and the original bread oven. A door from here leads through to the kitchen/breakfast room with AGA and French doors opening onto the terrace, beyond this is the beautiful garden room where you can take in the peaceful setting.

On the first floor you have three well proportioned double bedrooms, one with an en suite shower room, and the family bathroom.

On the second floor there are a further two double bedrooms, a shower room and a large study area, or a great space for kids/teenagers.



Outside

The property is approached onto a shared single-track lane, which then leads onto a private driveway that provides parking for two/three cars in addition to the double garage.

There are pretty country gardens comprising large lawn, colourful planted beds, a selection of shrubs and trees.

There is an entertaining terrace, potting shed, and two garden stores.

Property Information

Method of Sale: We are advised that the property is Freehold.

Services: Mains water, electricity and drainage. Oil fired central heating and AGA. High speed fibre broadband.

Local Authority: Wiltshire Council - wiltshire.gov.uk

Council Tax: Band G

EPC: E

Postcode: SN13 9QP

what3words: ///stems.whirlwind.printouts

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 253 sq m / 2,723 sq ft

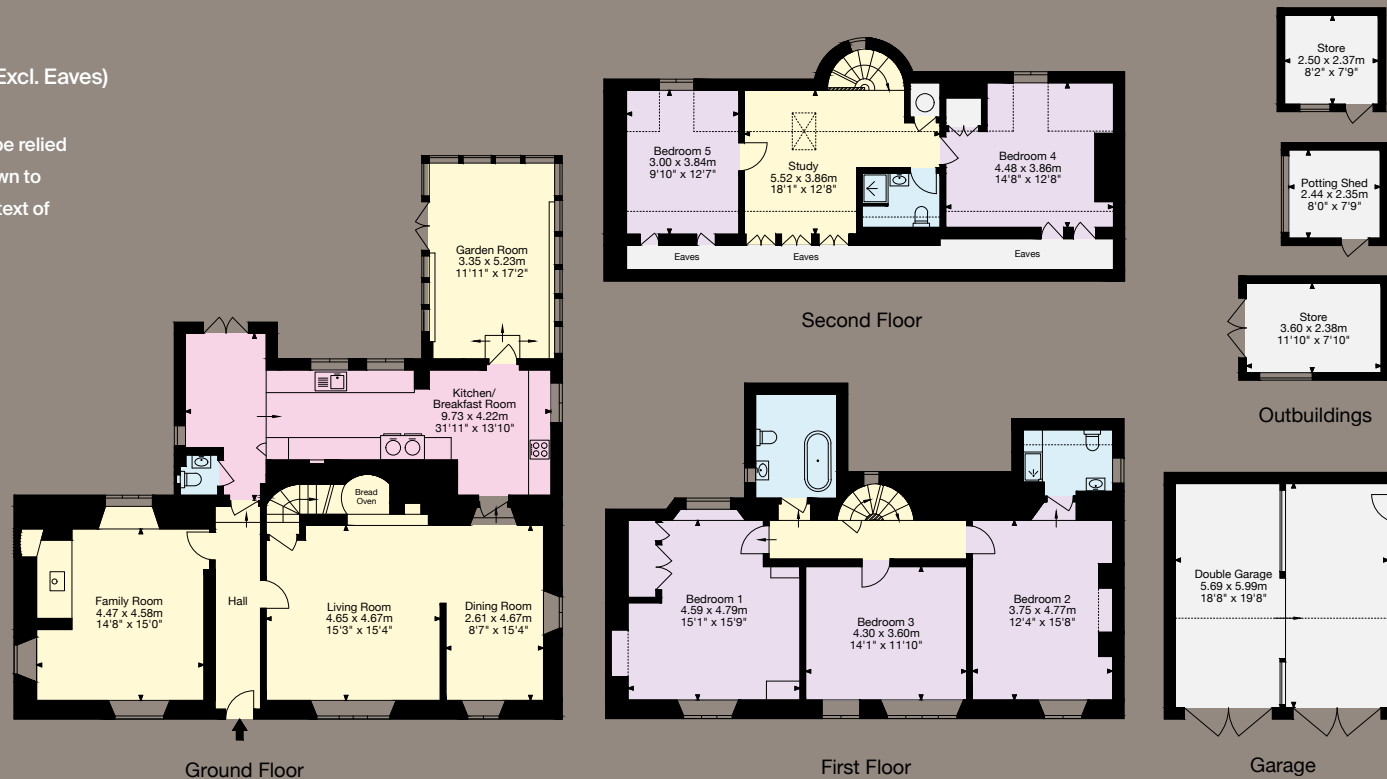
Double Garage: 34 sq m / 365 sq ft

Outbuilding: 20 sq m / 215 sq ft

Total Area: 307 sq m / 3,303 sq ft

(Including Areas of Restricted Height, Excl. Eaves)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more

Charlie Taylor

01225 325 997

charlie.taylor@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025

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