



22 Sandown Crescent, Corsham, SN13 0EW

Guide Price **£400,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms:** 4

**Bathrooms:** 2 (Plus Downstairs Cloaks)

**Receptions:** 1 (Plus Large Garden Studio)

This beautifully presented and notably light semi-detached house offers superbly arranged accommodation over three floors and is situated within a highly sought-after development on the Bath side of Corsham. A bright and welcoming entrance hallway sets the tone on arrival, complete with a cloakroom/W.C as well as bespoke cupboard storage and hard-wearing flooring, ensuring a practical and clutter-free environment.

The sense of light and space continues throughout the property, enhancing its already generous proportions. Thoughtfully designed and stylishly finished throughout, the heart of the home is an impressive 26-foot dual-aspect open-plan kitchen/dining/sitting room, perfectly suited to modern living. Enjoying direct access to the garden through glazed doors, this expansive space is ideal for both everyday family life and entertaining with a newly installed contemporary shaker-style kitchen which is beautifully appointed with attractive solid worktops and fitted appliances inclusive of a 'Zanussi' Fridge and oven, a 'Hotpoint' dishwasher, and a 'whirlpool' washing machine. With ample 'soft-close' storage, a charming bay window seating area creates an inviting spot to relax or dine informally.

The principal bedroom occupies the entire top floor and is a particularly impressive feature, measuring 22-feet in length and benefitting from plenty of natural light that enters from windows on both sides of the room. This luxurious retreat benefits from a huge amount of fitted storage and a stylish, generously sized en suite shower room, creating a calm, private, and well-organised sanctuary. Three further well-proportioned bedrooms are arranged across the first floor and are served by a contemporary and attractively finished family bathroom comprising of a bath with shower over, a sink, W.C, and heated towel rail.



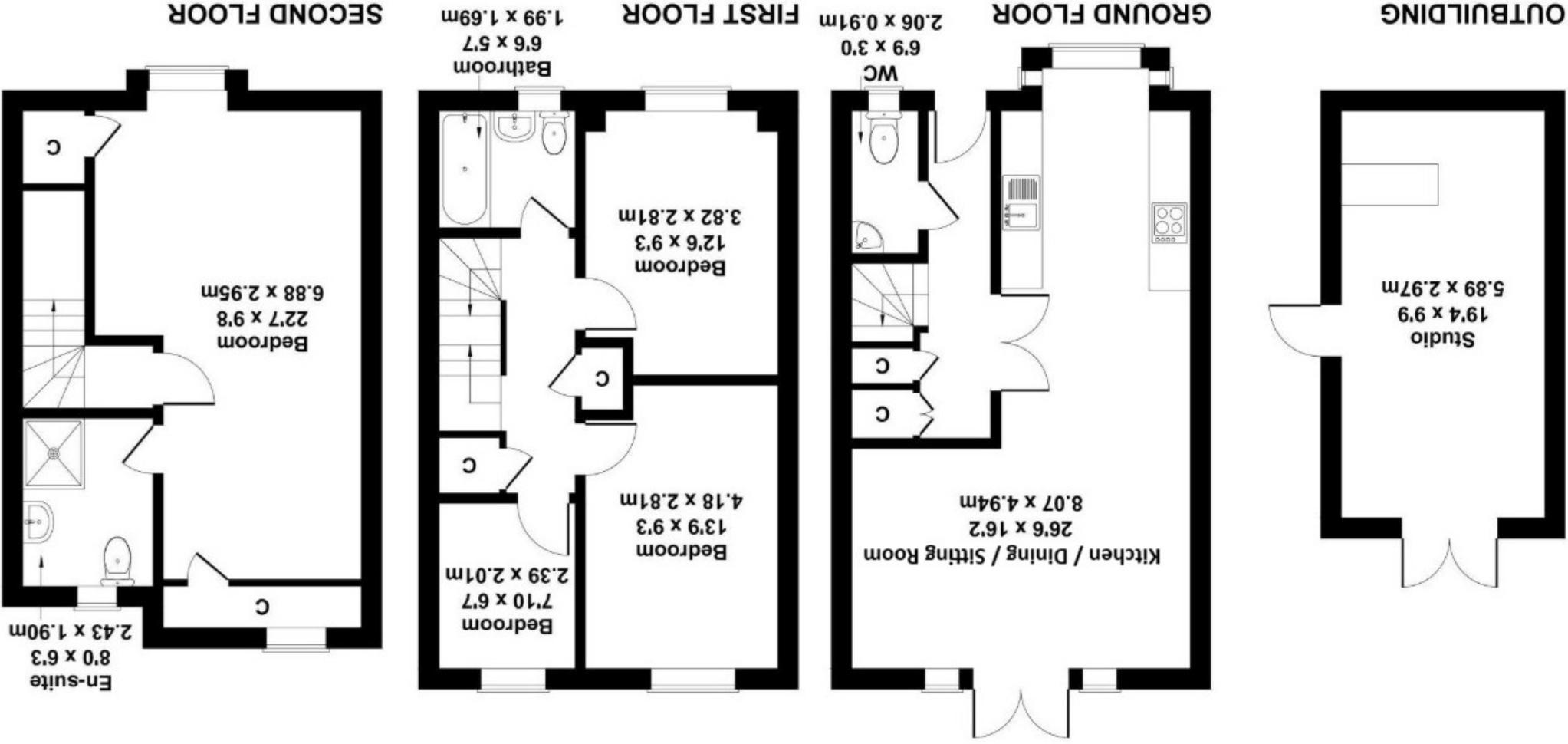
Externally, the property continues to impress. A private driveway provides tandem parking for several vehicles, while to the rear lies an enclosed and family-friendly garden with secure side access, thoughtfully arranged with a generous patio area for outdoor dining and a level lawn for play and relaxation. A notable addition is the highly versatile and very-well equipped 20-foot detached studio, offering exceptional flexibility. Currently ideal as a gym, games room, guest suite or home office, this substantial space presents a wealth of possibilities to suit a variety of lifestyles and comes complete with double glazing, insulation, power, light, and hard-wearing flooring.

Corsham is a pretty town located on the southern fringes of the Cotswolds, an area of outstanding natural beauty 8 miles North East of the Georgian City of Bath. The town, noted for its fine High Street, has a wealth of buildings dating from the 16th Century and offers 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); and main line rail services are available from either Bath or Chippenham direct to London. There is a bus stop directly opposite the property which services the X31 (fast service), this takes roughly 30 minutes to get into the centre of Bath and there are local parks nearby.

**Additional Information:**  
Tenure: Freehold House  
Services: Gas radiator central heating. Mains drainage. Mains water supply. Mains electricity supply. Double glazing.  
Council Tax Band: D  
EPC Rating: B (86) // Potential: A (95)  
Estate Maintenance Charge - Approximately £200 Per Annum



Approximate Gross Internal Area  
1445 sq ft - 134 sq m



Excellent value | Extensive service | Unrivalled customer care



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