



hunter  
french

# 6 Sandown Crescent, Corsham, SN13 0EW

Built in 2018 by Bellway Homes and located on the popular Pickwick Court development in Corsham, this semi-detached, four-bedroom Town House offers generous accommodation set over three floors, including a superb master suite with dressing area and ensuite, open plan living accommodation and detached single garage.

As you enter the property you are greeted by a spacious hallway which benefits from a ground floor WC and useful built in under-stairs storage cupboard. Overlooking the front aspect is the kitchen which comprises of modern and fully fitted wall and base units as well as a host of integrated appliances including gas hob with electric oven, dishwasher and washing machine. On top of this there is ample room for a freestanding 'American style' fridge freezer and a dining table. The kitchen remains open plan to the dining / sitting room and benefits from dual aspect windows to provide plenty of natural light throughout the day. The sitting room also benefits from French doors which lead to the fully enclosed rear garden.

Stairs to the first floor give access to three bedrooms, comprising of two double bedrooms and one single bedroom, the latter would make an ideal nursery or 'work from home' office. Each of the double bedrooms offer generous space with the rear bedroom benefitting from custom-made built-in storage and desk. A modern family bathroom with bath and overhead shower completes the first floor.

Stairs to the second floor give access to the master suite which truly is a rarity at this price point. Measuring 22' 8" x 12' 6", the master bedroom is incredibly spacious with the addition of ample built-in wardrobes and a dressing area to the rear. To complete the second floor, the master suite has a modern ensuite with white suite and walk in shower.





Externally, the property sits on a corner plot within the development which helps create added privacy in the rear garden. The garden remains fully enclosed and mostly laid to lawn with raised flower borders to help create a safe haven for children to play. A patio is accessible from the sitting room allows for a spot for al-fresco dining with space for outdoor furniture, whilst a suntrap behind the garage has space for a hot tub. There is also the added benefit of 'front to rear' side access and detached single garage for storage. To the front there is off-street parking for two cars.

Corsham 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); and main line rail services are available from either Bath or Chippenham. 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.

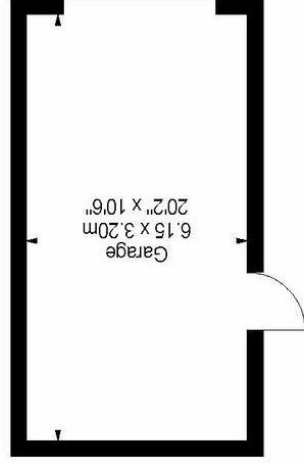
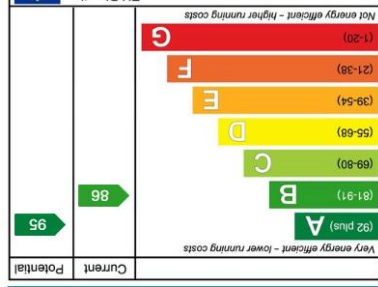
Tenure: Freehold House

Services: Gas central heating, Mains drainage, Mains electricity, Double glazing.

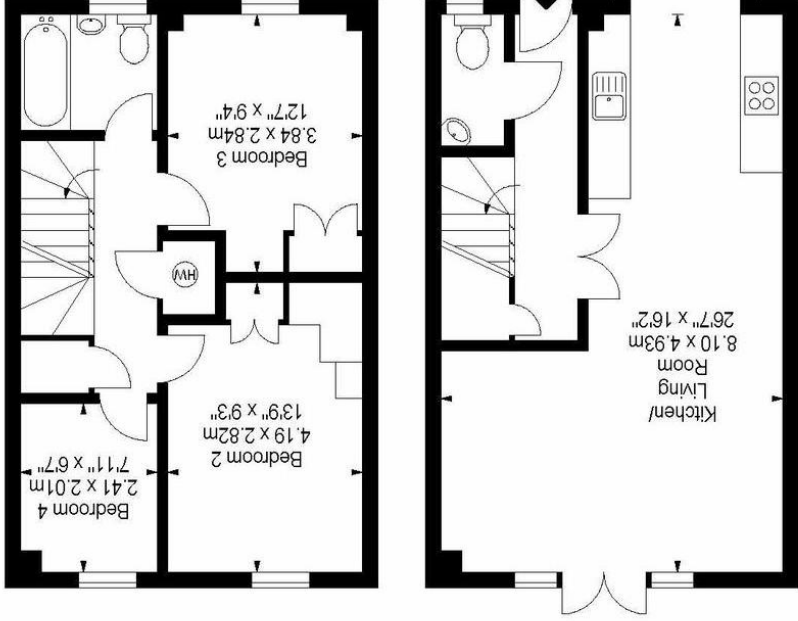
Council Tax Band: D

EPC Rating: B (86) // Potential: A (95)

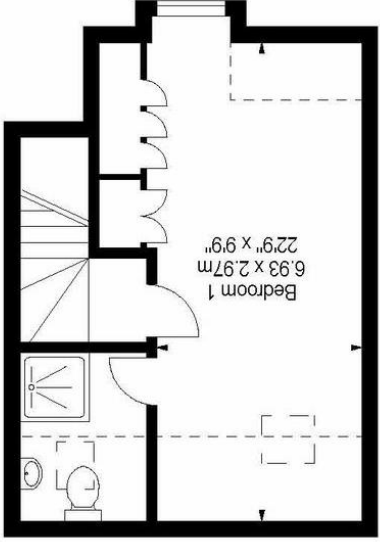
Estate Maintenance Charge - Approx £200 p.a.



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area \*  
113.99 M<sup>2</sup> - 1227 Ft<sup>2</sup>  
Approx. Gross Internal Area \*  
19.79 M<sup>2</sup> - 213 Ft<sup>2</sup>  
Approx. Total Area \*  
133.78 M<sup>2</sup> - 1440 Ft<sup>2</sup>



Illustration For Identification Purposes Only. Not To Scale