



159 Top Lane, Whitley, SN12 8RB
Guide Price £750,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 2 (Plus Downstairs Cloaks)
Receptions: 3

Situated in the heart of Whitley Village, this extensively renovated detached home combines period charm with modern luxury, offering four double bedrooms, two bathrooms, three versatile reception rooms, stunning countryside views, generous private gardens, a large driveway, and a detached double garage. Ideally located within easy reach of Bath, Corsham, Chippenham and Bradford on Avon, it presents an exceptional lifestyle opportunity.

The accommodation centres around an impressive 21ft dual-aspect kitchen/dining room featuring a bespoke stone fireplace, imported dark green marble worktops, quality fitted appliances, Karndean and stone flooring, and an oak and glass staircase. A spacious adjacent sitting room opens directly onto the garden, while a versatile South-facing garden room provides ideal space for a home office, playroom or reading room. A cloakroom completes the ground floor.

Upstairs, the principal bedroom enjoys far-reaching countryside views and a stylish en suite with vaulted ceiling, Velux roof window and walk-in shower. Three further double bedrooms, some with fitted storage, are served by a well-appointed family bathroom. The bright and spacious landing offers useful shelving and space for a desk.

Outside, the mature rear garden provides a private and peaceful setting with a patio, stone-built pizza oven, barbecue area and lawn enjoying afternoon sunshine. The south-facing frontage benefits from excellent natural light and multiple seating areas. An expansive driveway provides parking for several vehicles and leads to a detached double garage with power, lighting, window, electric door and loft storage, offering excellent workshop, storage or future conversion potential, subject to any necessary consents.



The bustling Village community of Whitley offers families the renowned Daisy Chain Nursery as well as Snapdragons Nursery in Atworth. Shaw Church of England Primary school is located just a gentle level stroll away, whilst further schooling options and additional amenities on offer in Corsham are situated only another 7 or so minutes distant by car or local bus service. There is a range of excellent secondary schools that Whitley 'feeds' into, and for those who like country walks, bike rides or a spot of Golf, the Kingsdown and Whitley golf club can be found nearby, as can local green spaces and play areas. For those who prefer city life, there is a bus that picks up from around the corner and stops right in the heart of Bath (duration time of approximately twenty-five minutes to half an hour, traffic depending), amongst a variety of other locations. Lowden Garden Centre, The Pear Tree Inn, The White Heart, 'Spindles' bike and coffee shop, and The Golden Fleece are all popular and welcoming establishments in which to eat, drink, and enjoy seasonal events and entertainment. The local convenience stores of Whitley and Atworth are also close at hand to satisfy every-day needs. A variety of superstores deliver to this property, for those who would rather complete an online shop as opposed to travelling to the local towns of Corsham, Chippenham, & Melksham.

Additional Information:

Tenure: Freehold Detached House

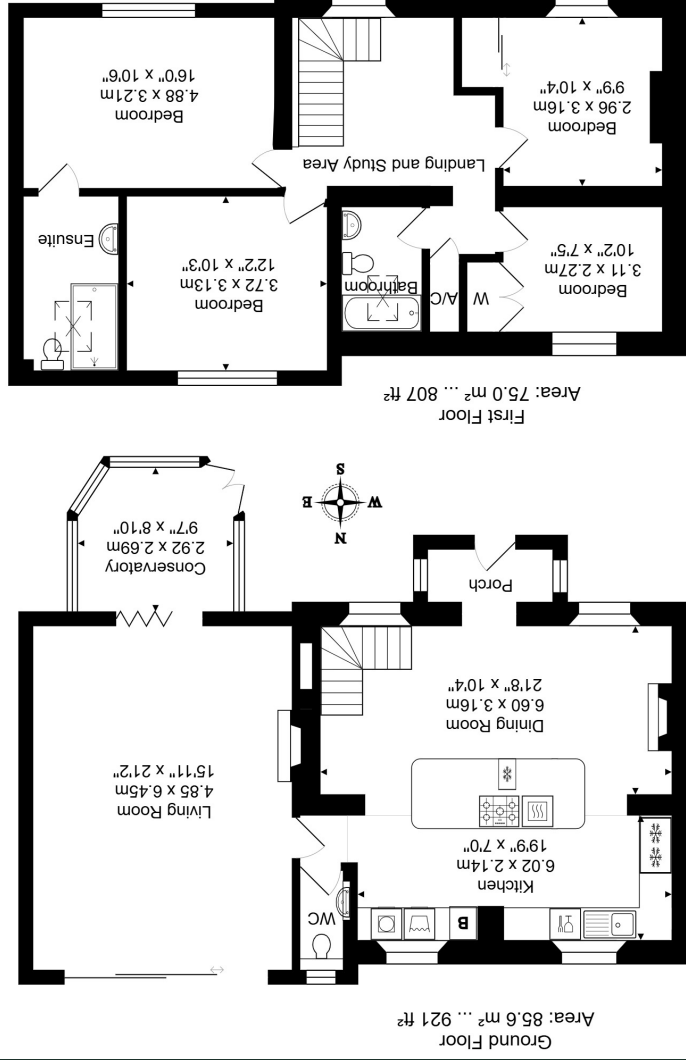
Council Tax Band: F

Current EPC Rating: D (60) // Potential: C (72)

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

*****These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.*****





Area: $85.6 \text{ m}^2 \dots 921 \text{ ft}^2$

Ground Floor

Double Garage (not in location)
Area: 29.3 m² ... 315 ft²

Area: $29.3 \text{ m}^2 \approx 315 \text{ ft}^2$ 