



📍 9 Marsh Grove, Corsham, Wiltshire, SN13 0FD

🏠 Guide Price £450,000

Situated within this highly popular location of Park Place, having been built by Redcliffe Home approximately 6 years ago, we are delighted to offer this 3 Bedroom Detached Family Home for sale.

- Modern 3 Bedroom Detached House
- Sought After Location of Corsham
- Sizeable Fully Fitted Kitchen/dining Room
- En-Suite Shower Room & Seperate Utility Room
- Beautifully Presented Throughout
- 4 Years Remaining of the N.H.B.C Certificate

🏡 Freehold

🏠 EPC Rating B



Situated within this highly popular location of Park Place, having been built by Redcliffe Homes approximately 6 years ago, we are delighted to offer for sale this 3 Bedroom Detached Family Home. Step into the wide and welcoming entrance hall and you will find plenty of storage space, as well as a handy downstairs cloakroom / W.C. This hallway leads into the sitting room, which benefits from a bright dual-aspect to both the front and side. The fully fitted kitchen/dining room stretches across the whole rear of the house, being an ideal and well-presented social space that offers plenty of cupboards and drawer storage and flows nicely into the separate utility room that has a door leading out onto the side of the property and the garage and driveway. There are French doors that lead out onto the rear garden, along with a number of integrated appliances. The first floor supports three well-proportioned bedrooms, as well as the well-equipped, sleek family bathroom and the airing cupboard. The principal bedroom benefits from an en-suite shower room plus built-in wardrobes. Externally, this home comes complete with a long driveway that is suitable for a couple of vehicles, leading in turn to the single garage with the added benefit of power and light. The rear garden is both level and enclosed and is predominantly laid to lawn, with a neatly laid patio area. The property benefits from having the remaining benefit of approximately 4 years of the N.H.B.C builders certificate to give added peace of mind.

Situation

Marsh Grove, Park Place is but a stone's throw from the quintessential historic market town of Corsham, with its historic high street character buildings and yet providing a full range of everyday facilities, including a wide range of shops, pubs, restaurants, etc. Situated just on the fringe of the scenic Cotswolds, Corsham offers a range of countryside pursuits right on your doorstep with the Corsham lakes nearby providing a number of local walks. It is rightly highly regarded for its primary and secondary schools and of course, there are plenty of sporting, social and cultural activities to suit all needs and tastes. Corsham is just 10 miles by car from Bath and 5 miles to the M4 motorway network at Chippenham, which also has its direct rail connection to Reading and London, which, with the arrival of Crossrail, will make the journey to London, whether for work or pleasure, quick and efficient.

Property Information

Council Tax Band: E

Freehold

Mains Services

Double Glazing

E.P.C Rating: B



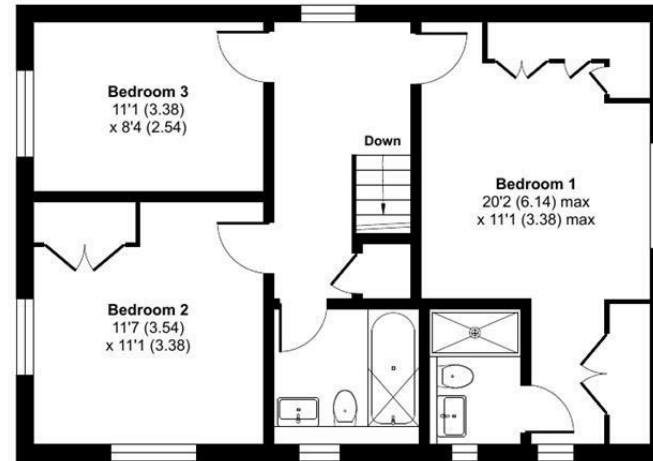
Marsh Grove, Corsham, SN13

Approximate Area = 1198 sq ft / 111.2 sq m

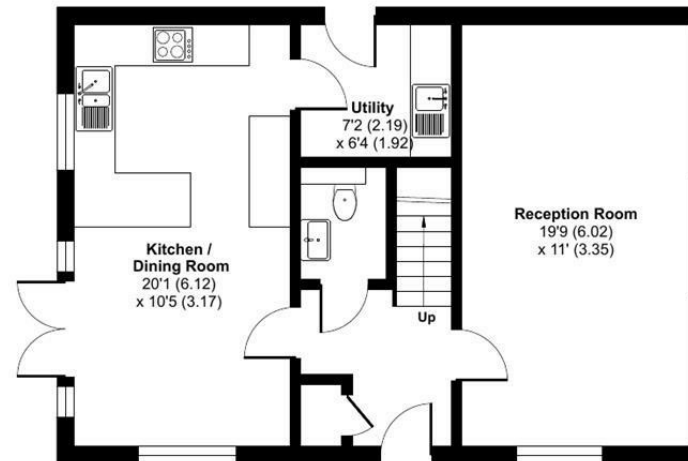
Garage = 204 sq ft / 18.9 sq m

Total = 1402 sq ft / 130.1 sq m

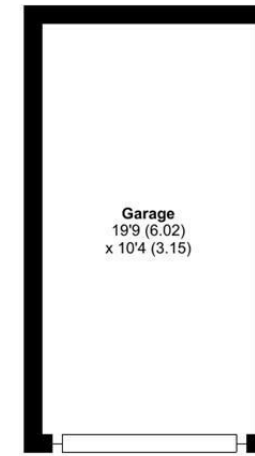
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1344769

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