



hunter
french

5 Sawyers Crescent, Corsham, SN13 9EG

Situated in the highly sought-after residential area of Katherine Park, this impressive four-bedroom detached family home enjoys a prime position with private parking, a single garage, and a fully enclosed garden ideal for both family life and entertaining.

Spanning just under 1,500 sq ft of thoughtfully arranged living space, the home opens with a welcoming entrance hall that immediately sets the tone. Just inside the front door, a discreet cupboard provides extra storage, alongside practical understairs space, keeping the hall tidy and welcoming.

The generous dual-aspect sitting room is bathed in natural light throughout the day, enhanced by large windows and French doors that open directly onto the rear patio, seamlessly connecting indoor and outdoor living. A working gas fireplace provides a warm and inviting focal point, creating a cosy yet elegant space to relax and entertain in all seasons.

Positioned to the front of the house is a separate, spacious dining room offering excellent flexibility. This versatile room could easily be used as a formal dining space, a children's playroom, or a comfortable home office, adapting effortlessly to the needs of modern family life.

To the rear of the property lies the well-appointed kitchen, overlooking the garden and forming the heart of the home. Designed with both practicality and sociability in mind, it is fitted with a range of integrated appliances, including a fan-assisted electric oven with four-ring gas hob and extractor, dishwasher, and fridge/freezer, alongside ample storage. The kitchen flows through to a convenient downstairs WC, while a separate door provides direct access to the garden, a particularly useful feature for busy households and family living.

Stairs lead to the first floor, which offers three well-proportioned bedrooms. Two are generous doubles, while the third is a spacious single room, currently used as a children's bedroom but with clear potential to serve as a home office. The family bathroom features a contemporary white suite, complete with a bath.

The entire second floor is dedicated to an impressive master bedroom suite, spanning the full footprint of the property. This exceptional space offers ample room for built-in wardrobes and a dedicated dressing area, complemented by a generous en-suite bathroom featuring both a separate shower and bath. There is further scope to create an additional single bedroom or home office, subject to the necessary planning permissions (STPP).

Externally, the property benefits from a flat, well-maintained north/east-facing garden, mainly laid to lawn. To the rear is a decking area with pergola, ideal for entertaining or enjoying a barbecue. There is side access to a single garage with power and lighting, along with off-street parking and ample additional on-street parking.





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 pretty 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 to enjoy. There are very good Primary and Secondary schools and the Springfield 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 quick main line rail services are available from either Bath or Chippenham. Katherine Park is an attractive development which is popular with all buyers of all ages. With two children's play areas, woodlands and lakeside walks, a local convenient store, bus links and being walking distance to excellent schools, the community campus, and Corsham town centre, everything needed is at your fingertips! Katherine Park is situated on the West side of Corsham giving easy access to Bath, Chippenham and the M4.

Additional Information:
 Tenure: Freehold
 Council Tax Band: E
 EPC Rating: C (76) // Potential: B (83)
 Services: Gas fired central heating. Mains water supply. Mains drainage. Mains electricity. Double glazing throughout.



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(65-80) C	76
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Approx. Gross Internal House Area *
 138,70 M² - 1493 Ft²
 Approx. Garage Area *
 12.63 M² - 136 Ft²
 Approx. Total Area *
 151.33 M² - 1629 Ft²



Illustration For Identification Purposes Only, Not To Scale
 * As Defined by RICS - Code of Measuring Practice