

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: (+44 (0)1225 333332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: (+44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB  
FARR

Bath & Bradford on Avon

COBB  
FARR

Bath & Bradford on Avon

Residential Sales



Colerne, Near Bath



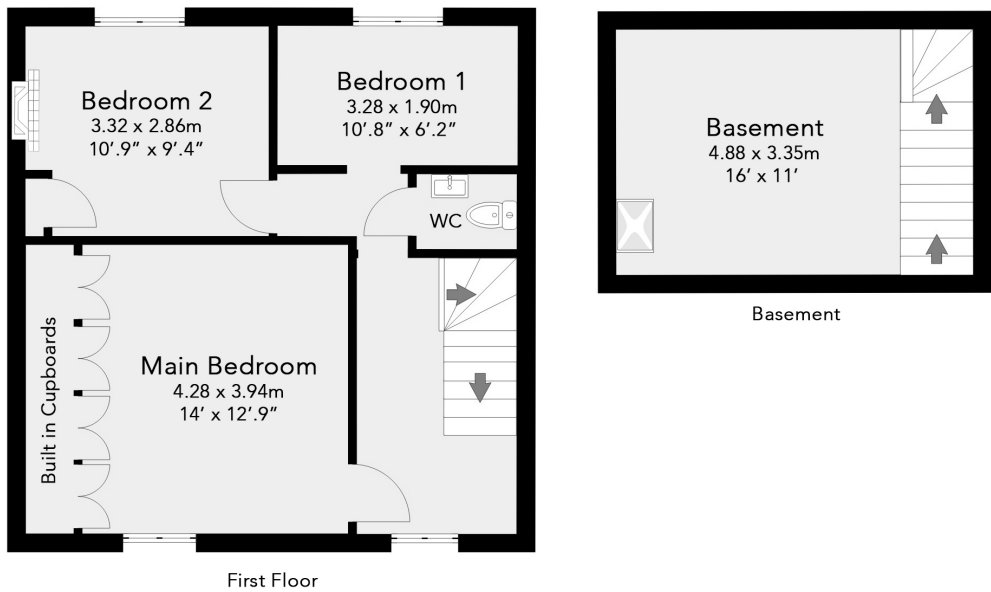
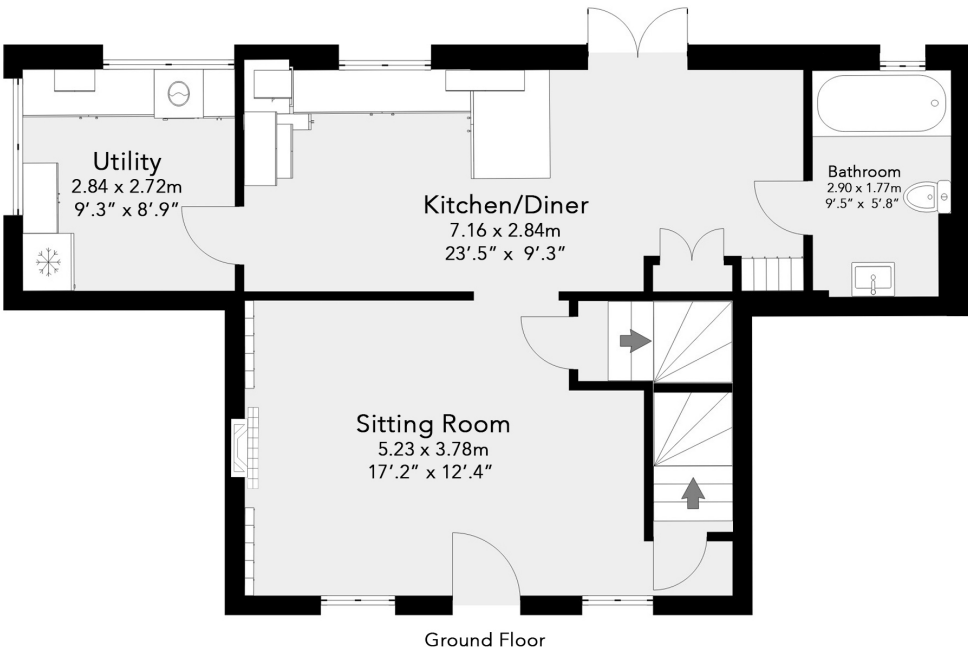




Floor Plan



2 Laundry Cottages, Colerne, SN14 8DW



Total Area  
(incl basement approx)  
116 Sqm  
1249 Sqft

2 Laundry Cottages  
Thickwood Lane  
Colerne  
Chippenham  
SN14 8DW

A wonderful example of a fully refurbished and modernised period cottage set in a rural location. The property offers three bedrooms, a generous living room, open plan kitchen/dining room, gardens to the front and rear plus parking for two vehicles.

Tenure: Freehold

£575,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

# Situation

Colerne is a thriving village community located on Bath’s sought after eastern fringes, within close proximity of Bath city centre and the nearby market towns of Chippenham and Bradford on Avon. The village offers a wealth of local amenities which include a village shop and post office, two public houses, a doctors and dental practice, a good local primary school and a luxury five star hotel and spa, Lucknam Park. Sheldon School, which has an outstanding reputation is also within the catchment area.

Bath city centre is approx. 8 miles away and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and a number of well–respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and the attractions at the Roman Baths and Pump Rooms along with many pre–London shows at The Theatre Royal.

There are many excellent schools within easy reach which include Kingswood School and The Royal High School on Bath’s northern slopes and Prior Park College, Ralph Allen School, The Paragon School and King Edwards Schools on the southern slopes.

World Class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University along with an excellent local rugby club in Chippenham.

Communication includes a direct line to Bristol, South Wales and London Paddington from Bath Spa and Chippenham Railway Stations, the M4 Motorway Junctions 17 is approx. 10 miles and Bristol Airport is 30 miles to the west.

# General Information

Services: All mains services are connected  
Heating: Full gas fired central heating  
Tenure: Freehold  
Council Tax Band: D

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Description

Laundry Cottages are a row of period, unlisted cottages backing the grounds of Thickwood House – a Jacobean Manor with beautiful barns.

Number 2 is approached via the hardstanding parking area (2 vehicles) and then an iron gate to the front garden and path to the stone entrance porch and front door. Once inside the generous living room has a handsome fireplace, and also accesses the staircase to the upper level and another to the storage cellar. At the back of the house is the open plan kitchen/dining room.

The kitchen dining room is fully refitted with integrated appliances and opens to the rear terrace where there is a countryside view of the grounds of the Manor behind. The ground floor accommodation is completed by a large utility room and downstairs bathroom.

The first floor gives the good–sized bedrooms and a separate cloakroom off the main landing.

Externally the gardens are mainly set to the front of the house yet are extremely private.

# Accommodation

## Ground Floor

### Entrance Porch

Pedimented stone porch with seating either side, stained glass leaded light window and stable style front door with opaque glazing panel which leads into the sitting room.

### Sitting Room

Which boasts a stone fireplace with wooden mantle and slate hearth, inset Villager woodburning stove, bookcase recesses to either side, front aspect Georgian sash windows with split fold working shutters, exposed wooden flooring, downlighting, painted ceiling timbers and doorway through to the kitchen/diner. There is an area of flagstone flooring past the study area which is within the sitting room which leads to a latch door with steps descending to the cellar.

### Kitchen

With tiled flooring throughout, matching eye and baselevel units, extensive butchers block worksurface area, single bowl Franke sink with mixer tap and drainer, inset 4 ring Samsung halogen hob, electric oven under set into original chimney with extractor and light, tiled splashback, stone windowsills, rear aspect double glazed window, exposed ceiling timbers, partially glazed stable style door leading to the utility room.

### Dining Room Area

With exposed stone walling, recessed shelving, exposed stone quoins with double glazed patio doors leading out onto the rear terrace, and latch style door through to the bathroom.

### Utility Room

With tiled flooring, matching base level units to the kitchen, butchers blocked worksurface areas, space and plumbing for washing machine and dishwasher, wall mounted Worcester combination gas boiler, side and rear aspect double glazed window overlooking the fields and farm buildings behind, downlighting and tall bespoke radiator.

### Bathroom

With marble tiled flooring and part tiled walls, bath with mixer tap and thermostatic shower, rear aspect frosted window, extractor fan, exposed stone and woodwork, downlighting, wall mounted wash hand basin with mixer tap and tiled splashback, wall mounted mirror vanity cupboard and water heated towel rail.

## First Floor

### Bedroom 1

With front aspect Georgian sash window, working shutters, antique style radiator, range of built–in wardrobes and cupboards, exposed ceiling timbers, access to the loft and downlighting.

### Bedroom 2

With rear aspect double glazed window, antique style radiator, cast iron fireplace with wooden surround and mantle, chimney breast, storage cupboard and shelving.

### Bedroom 3

With rear aspect double glazed window, antique style radiator and lovely views over the farm buildings to the rear.

### Cloakroom

With individual floor tiling and matching splashback above wall mounted wash hand basin with mixer tap, mirror fronted wall mounted vanity cupboard, low flush WC, extractor fan and downlighting.

## Lower Ground Floor

### Cellar

Vaulted store with tiled flooring, front aspect well style window, workbench, power and light.

## Externally

The property is approached via a shingle parking area for 2 vehicles, steps up through a picket fence and wrought iron gate with slabbed pathway leading to the front door, which is flanked either side by level lawn. The front garden is enclosed by mature planting, open garden store area, timber shed and Well window looking down to the cellar.

The rear garden is a fairly narrow terrace with steps up from the patio doors to a slabbed area perfect for a bistro table and BBQ which runs round the width of the house and wraps round the corner. Pergola with wisteria growing over, water feed, further timber shed and stunning views over open grassland.

