

24 Birchwood Close,

Corsley, BA12 7PN

COOPER
AND
TANNER



£645,000 Freehold

24 Birchwood Close is an impressive, detached, family home with the most incredible gardens, tucked away in a sought-after part of Corsley on the Somerset/Wiltshire border.

24 Birchwood Close, Corsley, BA12 7PN

 4  2  2 EPC E

£645,000 Freehold

DESCRIPTION

24 Birchwood Close is an impressive, detached, spacious and naturally light house with extensive gardens, a double garage with driveway parking for 4 vehicles and uninterrupted views towards Cley Hill and Longleat Woods. This really is a very special opportunity, and a viewing is advised to fully appreciate the home.

The front door opens into an entrance hall which has good storage for coats and shoes and access into the downstairs w.c. The inner hall is an excellent size with plenty of space for furniture (currently housing a piano) and doors lead into the dining room and the living room.

The living room is a great size, full of natural light and a fireplace with a stone surround provides a good focal point. Sliding doors from the living room lead into the conservatory which spills onto the gardens.

The dining room is an excellent size with space for a large table and chairs and there are stunning views across the gardens and surrounding countryside. The kitchen/breakfast room is a good size and includes a range of wall and base units with attractive worktops, room for appliances and space for a table and chairs. This room also enjoys an outlook over the gardens. There is also a separate utility room.

On the first floor the views get even more impressive, and the back of the house looks straight across the extensive gardens and over surrounding countryside towards Cley Hill. The master bedroom is a large double bedroom with fitted wardrobes and storage and an en-suite bathroom. There are a further three well-proportioned bedrooms and an updated family bathroom.

OUTSIDE

Outside there is a double garage to the side of the house with power, light and a driveway to the front with comfortable parking for 4 vehicles. The gardens are the Jewel in the Crown and are far bigger than expected.

To the front there is a good size lawn decorated by some mature plants and shrubs. To the back of the house is a great size patio which is perfect for al-fresco dining and entertaining friends and family. Beyond is a very large, level lawn which is fully enclosed and therefore child and pet friendly. The lawns are decorated by a variety of plants, shrubs and trees.

ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water and drainage are connected.

LOCATION

The property is superbly located in this sought-after village. Corsley benefits from three public houses, village church, reading rooms, playing field and tennis courts. Warminster is located approximately four miles away and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo, whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. The nearby town of Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema.





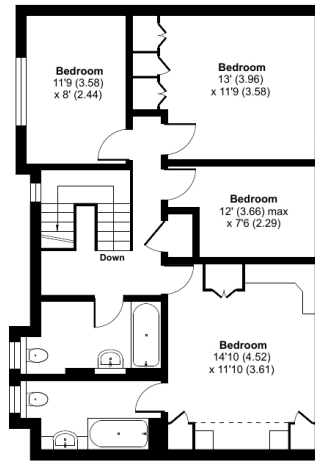
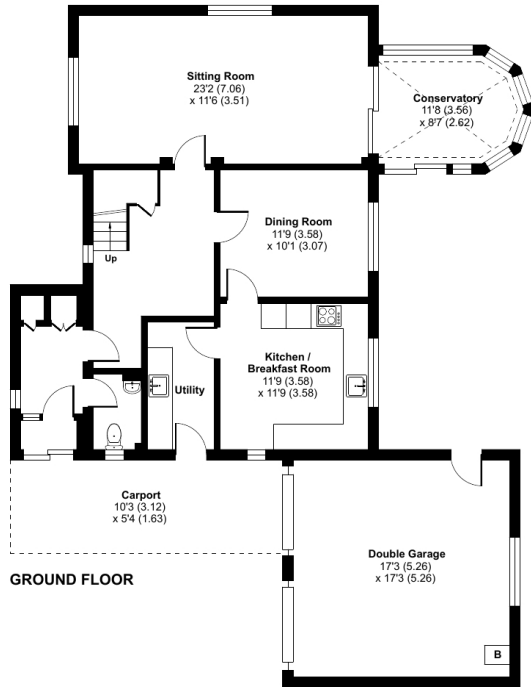
Birchwood Close, Corsley, Warminster, BA12

Approximate Area = 2009 sq ft / 186.6 sq m (excludes carport)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 2034 sq ft / 188.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1154031



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

