

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](http://cobbfarr.com)

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Residential Sales



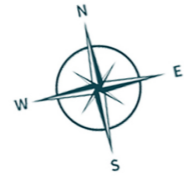
Kingsdown, Nr Bath



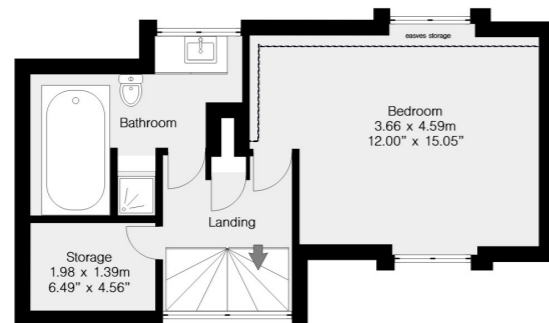
# Floor Plan



1 The Woodlands, Kingsdown,  
Corsham SN13 8BW



Ground Floor  
approx : 90.3m<sup>2</sup> - 972 sqft



First Floor  
approx : 26.2m<sup>2</sup> - 282 sqft

1 The Woodlands  
Kingsdown  
Corsham  
SN13 8BW

Set in an elevated position with panoramic views of the Box and Bybrook valley, this 3 bedroom chalet-style property also has ample parking, gardens and vacant possession.

Tenure: Freehold

Offers in Excess of

£550,000

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

1 Woodlands, is set just off Kingsdown hill above Kingsdown Grove. Close by is the village of Bathford, a most attractive and sought after residential location on the eastern outskirts of Bath with excellent amenities including an excellent village school re-school, community village store and public house.

The popular village of Box is nearby with its thriving community and amenities, which include; an excellent village school, pre-school and nursery; public houses and cafes; post office and newsagent, a butcher, a doctors surgery, library and churches. Kingsdown boasts an 18 hole golf course, with new academy range.

It is particularly well placed for easy access to Bath, Bradford on Avon, Corsham (all 5 miles) and Chippenham. Other surrounding towns to include Melksham, Swindon. The M4 motorway Junction 18 is approximately 10 miles to the north. Other communications include a direct link to London Paddington, Bristol and South Wales from both Bath Spa Railway Station and Chippenham Railway Station.

The World Heritage City of Bath offers an excellent selection of chain and independent shopping, and a fine selection of restaurants, cafes and wine bars numerous cultural activities. The newly refurbished Holburne and One Royal Crescent Museums, Bath Thermae Spa, the Theatre Royal and a world famous literary and music festival. World class sporting facilities are available at Bath Rugby, Cricket Clubs and Bath University campus. The property is set in an excellent position to access nearby schools which include Kingswood, Stonar, The Royal High, St Stephens and Bathford Primary Schools.

## General Information

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

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## Description

1 Woodlands is a semi detached house offering the most brilliant vista from its elevated position above the valley.

The house is accessed via a gated driveway leading to this extended chalet-style property where the gardens encompass the house and incorporate a summer house, separate shed and a decked area with a hot-tub and large patio to take in the view.

Internally there is a splendid sitting room with bay window, a lovely garden room which could easily be used as a separate dining room and a modern style kitchen. The ground floor is completed by a bedroom with ensuite facilities and another bedroom or reception room.

The upper floor gives an eaved bedroom, separate bathroom and easily accessible store.

The property is offered with no onward chain.

## Accommodation

### Ground Floor

#### Entrance Hall

With glazed atrium roof, double glazed window, double opening doors and sliding patio style door leading through to the sitting room.

#### Sitting Room

With Bath stone fireplace, gas flame fire, glazed bow window taking into account the panoramic view across the Swainswick valley, door leads through to the kitchen and inner hall.

#### Kitchen

With rear aspect window, glazed light dome, glass fronted units, space for upright oven, space and plumbing for dishwasher, part tiled walls, Corian work surface with scored drainer and single bowl sink, wall mounted combination boiler, door through to utility room.

#### Utility Room

With space and plumbing for washing machine, space for tumbler dryer and upright fridge/freezer, tiled floor and double-glazed window and door leading out to the side path.

#### Inner Hall

With stairs rising and turning to the first floor landing and glazed door leading through to entrance hall and front door.

#### Cloakroom

Comprising low flush WC, wall mounted wash hand basin, splashback, vanity cupboard below, understairs storage extractor fan, part tiled floor and alarm panel.

#### Bedroom/Dining Room

With double panelled radiator, sliding patio doors leading out onto the terrace with stunning views.

#### Bedroom

With range of mirror fronted sliding door wardrobes, radiator, sliding patio doors leading out into the dressing room.

#### Dressing Room

With mono pitch glazed roof, radiator, space for wardrobe and door through to shower room.

#### Shower Room

Comprising enclosed shower cubicle with folding screen, wall mounted thermostatic shower, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, tiled flooring, extractor fan, downlighting and rear aspect obscured glazed window.

## First Floor

#### Landing

With rear aspect wooden framed double-glazed windows, airing cupboard and access to the loft.

#### Bedroom

With dual aspect to front and rear, wooden framed double-glazed windows and eaves storage.

#### Bathroom

Comprising low flush WC, wash hand basin with vanity cupboard below, separate and enclosed panelled bath with mixer tap and telephone shower attachment, shower cubicle with closed shower screen and Aquatron shower unit, water heated towel rail, tiled flooring, part tiled walls and front aspect obscured wooden framed double-glazed window.

## Externally

There is a gated driveway leading down to the property providing hard standing for 3 vehicles, slabbed terrace wraps around the north westly side of the property and leads onto an area of raised decking where there is currently a hot tub.

Steps lead down to the lawned area of the garden with raised flowering borders, log timber corner summer house with double opening glazed doors. Using the side passageway there is access to a garden shed.

