

# 18 Heathway,

Corsley, BA12 7PJ



Guide Price £300,000-£325,000 Freehold

This beautifully presented family home enjoys a peaceful rural setting in Corsley with far-reaching views across open countryside. The house offers light-filled, well-balanced accommodation, with generous living spaces that flow naturally and suit both everyday family life and entertaining. A wood-burning stove forms a warm focal point in the main sitting room, while the kitchen and utility open onto the garden beyond. Upstairs, three bright bedrooms all enjoy open views, creating a calm and airy feel throughout. Outside, private gardens to the front and rear provide a wonderful connection to the surrounding landscape.

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## DESCRIPTION

Positioned on the edge of the village of Corsley, this attractive and well-presented family home enjoys a peaceful rural setting with far-reaching views across open countryside. Surrounded by some of the area's most beautiful landscapes and within easy reach of Warminster, Frome and the historic city of Bath, the property offers the best of village living with excellent connectivity beyond.

A porch opens into a small entrance hallway, creating a welcoming introduction to the house and setting the tone for the sense of space and balance that follows. To the right, a generous sitting room stretches across the depth of the house, filled with natural light from windows to both the front and rear. A wood-burning stove sits at its heart, making this a warm and inviting space for evenings in and relaxed family living. To the left of the hallway is a second large reception room, currently used as a dining and family room. This flexible space works equally well for entertaining or everyday life, with room for a large dining table alongside a more informal seating area. It flows naturally through to the rear of the house, connecting the ground floor beautifully. The kitchen sits to the rear, enjoying views out over the garden and countryside beyond, and is supported by a separate utility room that provides practical storage and direct access to the garden, ideal for busy family life.

Upstairs, a good-sized landing creates a sense of openness and light. There are three well-proportioned bedrooms, all benefiting from large windows and open countryside views, giving each room a bright and airy feel. The main bedroom enjoys the added benefit of an en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

## OUTSIDE

Outside, the gardens are a particular feature. The front garden is enclosed and thoughtfully planted, creating an attractive approach to the house. To the rear, the garden enjoys a high degree of privacy and a sunny aspect, backing directly onto open fields. Laid mainly to lawn with established planting and several seating areas, it is a wonderful space to relax, entertain and enjoy the ever-changing rural outlook.

## ADDITIONAL INFORMATION

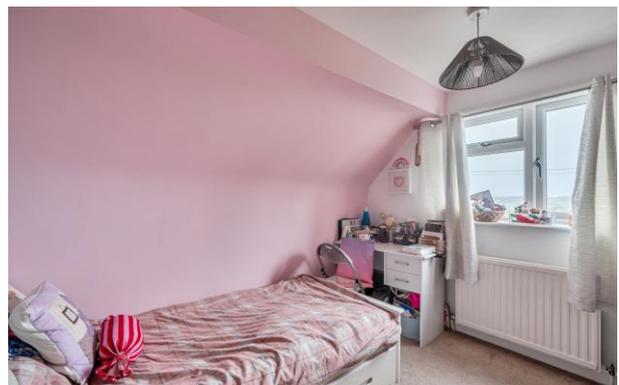
Solid fuel heating. Mains water and electricity are connected. Drainage is a shared septic tank.

## AGENTS NOTE

This property shares a septic tank which will require upgrading, the cost of that repair has been factored into the asking price.

## LOCATION

The property is very well located in this popular village which has two public houses, sports field, tennis courts, reading room and village church. The village lies between Frome and Warminster. Corsley comprises a scattering of rural hamlets, situated around historic Cley Hill with the Longleat Estate nearby. The village is set near to the Somerset and Wiltshire border, and is within commuting distance of Bath, Bristol and Salisbury. There is a main line connection to London (Paddington) from Westbury station. Private Schools are to be found in Warminster and Bath.





# Heathway, Corsley, Warminster, BA12

Approximate Area = 1110 sq ft / 103.1 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Total = 1131 sq ft / 105 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1408497



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