

# 12a Birchwood Close, Corsley, BA12 7PN

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**£575,000 Freehold**

This substantial three-bedroom detached family home sits on a generous 0.2-acre plot in a quiet Corsley cul de sac overlooking a pleasant green. The ground floor offers a bright dual-aspect sitting room with log burner, flowing through to a dining area and country-style kitchen with garden views. Upstairs are three double bedrooms, a family bathroom and a separate shower room. The superb rear garden backs onto recreational fields with far-reaching views and includes patios, raised beds, a summerhouse and an expansive lawn.

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### DESCRIPTION

Beautifully positioned in a peaceful cul de sac overlooking a pleasant green, this substantial three-bedroom detached family home sits on a generous plot of around 0.2 acres in the highly sought-after village of Corsley. Surrounded by unspoilt countryside and woodland, the area offers numerous delightful rural walks, with the village also benefiting from a hall, churches, a regular bus service, and a choice of pubs, including The Royal Oak, just a few minutes' stroll away.

To the front of the property a large driveway provides ample off-road parking for several vehicles and leads to the single integrated garage. The well-tended front garden is predominantly laid to lawn and planted with an attractive variety of shrubs, plants and mature trees, with gated access to both sides of the property leading through to the rear. A small porch opens into a spacious and welcoming entrance hall, from which the well-arranged ground-floor accommodation flows. Positioned to the front of the home is the impressive dual-aspect sitting room, enjoying a south-facing window that brings in plenty of natural light, complemented by a cosy log burner. This in turn leads smoothly through to the formal dining area behind, creating a lovely open plan feel ideal for family living and entertaining. The dining space adjoins the kitchen, fitted with country-style units and offering delightful views through French doors to the garden, along with a generous walk-in pantry and space for a large informal dining table. Completing the ground floor is a cloakroom/WC and, to the rear, a useful utility room with its own access to the garden. For those seeking further living accommodation, there may be potential to convert the integrated garage, subject to the necessary permissions.

Upstairs are three well-proportioned double bedrooms, two of

which enjoy walk-in storage spaces. A large family bathroom with corner bath sits alongside a separate shower room, and an airing cupboard provides further practical storage.

### OUTSIDE

The rear garden is a superb feature, backing onto the local recreational fields and benefiting from far-reaching views across open space. Immediately behind the house is a more formal garden area, thoughtfully arranged with patio seating and dining terraces, raised beds, gravelled sections and a charming summerhouse with additional storeroom. Beyond this, an expansive lawn stretches out beneath mature trees, offering both privacy and a wonderful sense of space.

The home is neutrally decorated throughout and presents an excellent opportunity for those seeking a generously proportioned family property in a peaceful yet well-connected village setting.

### ADDITIONAL INFORMATION

Oil fired central heating. All mains services connected.

### LOCATION

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 and 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.



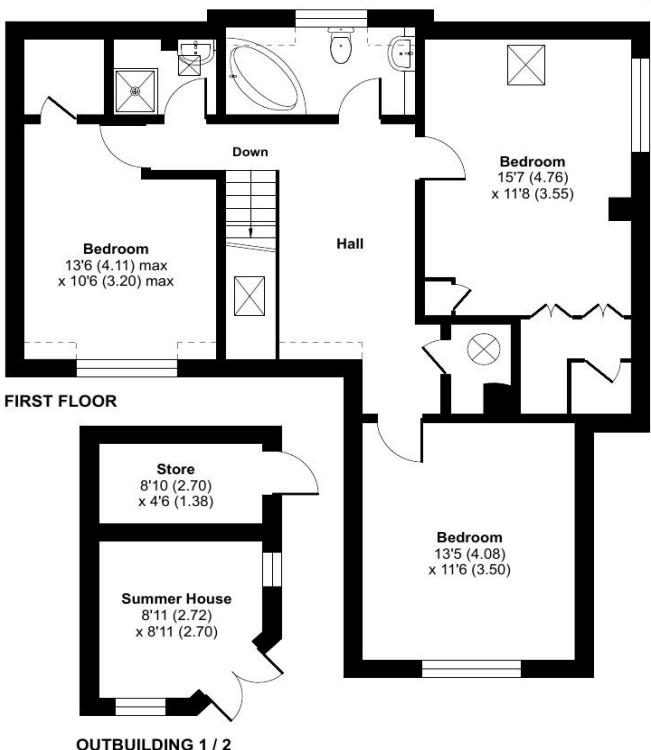
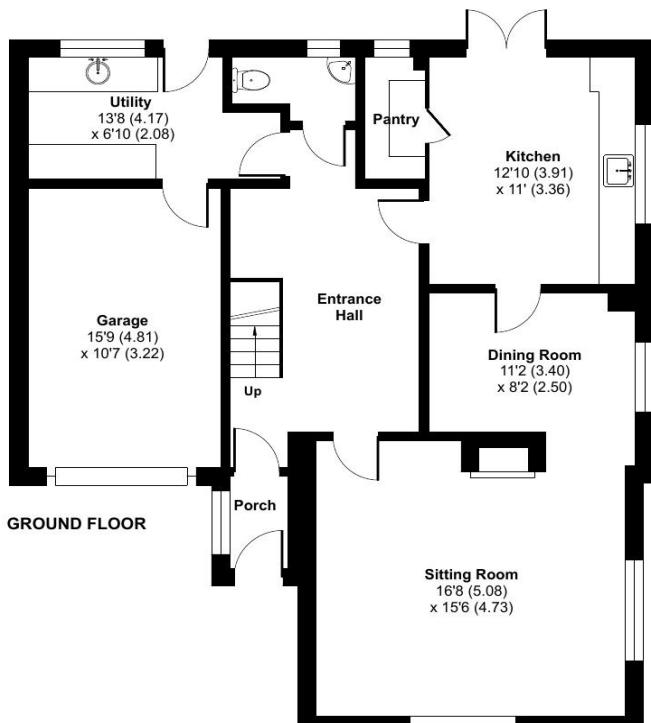


# Birchwood Close, Corsley, Warminster, BA12



Denotes restricted head height

Approximate Area = 1617 sq ft / 150.2 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Outbuilding = 111 sq ft / 10.3 sq m  
 Total = 1919 sq ft / 178.2 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 2025. Produced for Cooper and Tanner. REF: 1380512



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