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Residential Sales



Colerne, Chippenham

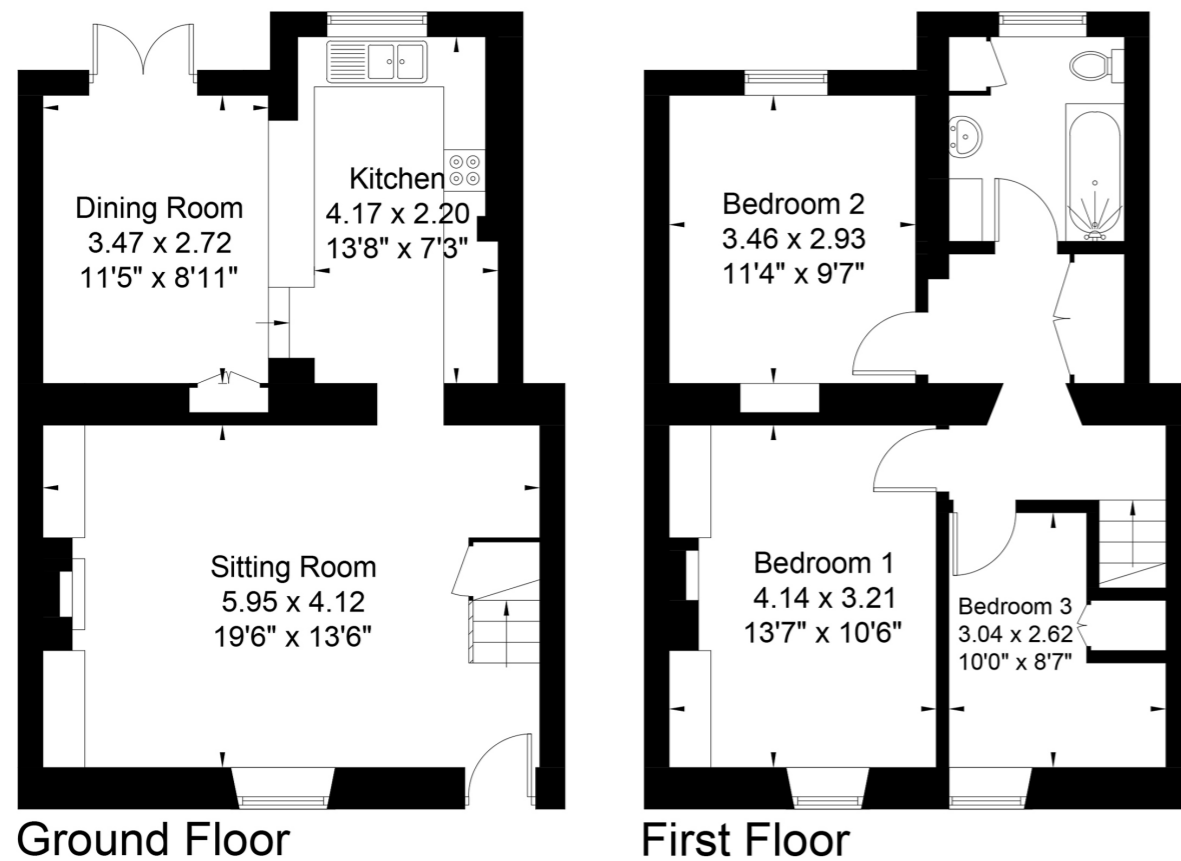


Floor Plan



30 High Street, Colerne, Chippenham, SN14 8DD

Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft



30 High Street Colerne Chippenham SN14 8DD

An attractive and wonderfully presented 3 bedroom period cottage set in the heart of the village close to the shop and surgery. It offers no onward chain with two reception rooms, generous kitchen and a near south facing, pretty garden.

Tenure: Freehold

£575,000



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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. 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 include 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 mile to the west.

General Information

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

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Description

30 High Street is a pretty, stone-fronted cottage set in the heart of the village just minutes from the local shop, medical practice and country public houses.

The property is set behind a picket fence and small front courtyard with the front door leading directly into the front aspect sitting room which boasts a lovely fireplace and inset woodburning stove as well as recessed cupboards either side of the chimney breast.

The kitchen has a full range of units and built in dishwasher, it is open to the dining room which in turn leads out to the patio and garden.

Upstairs there are 3 well proportioned bedrooms with a family bathroom having a white suite and also containing the combination Worcester boiler.

Externally the garden is nearly south facing therefore enjoying a good degree of sunshine. There is a shed/workshop just off the generous patio, an area of level lawn enclosed by mature shrubbery and another timber shed and arbour.

Accommodation

Ground Floor

To the front of the property there is a wooden picket gate and fence with a paved courtyard, outside courtesy light and wooden front door leading to the sitting room.

Sitting Room

With front aspect Georgian style window, double panelled radiator, fireplace with inset woodburning stove, recesses to either side with cupboards and shelving, understairs storage cupboard, stairs which rise to the first-floor landing, wall mounted thermostat, high level concealed gas meter, downlighting and glazed door through to the open plan kitchen/diner.

Kitchen

Comprising matching range of eye and baselevel units, roll top work surface area, 4 ring gas hob, 1 ½ bowl stainless steel sink with mixer tap and drinking water feed, integrated appliances to include electric oven, stainless steel extractor with light over, washing machine, upright fridge freezer and built-in dishwasher, part tiled walls, rear aspect double glazed opening window, antique style radiator, polished flag stone flooring, high level consumer unit and electric metres.

Down a couple of steps into the dining room:

Dining Room

With built-in cupboard, polished flag stone flooring, radiator, downlight, rear aspect double glazed patio doors leading out to the garden and patio.

First Floor

Landing

With a generous cupboard with hanging space and shelving.

Bedroom 1

With front aspect double glazed Georgian style sash window, radiator, feature fireplace, access to loft, built-in wardrobes and cupboards.

Bedroom 2

To the rear with recessed shelving, double panelled radiator, double glazed rear aspect window overlooking the garden and fine views towards Box Hill.

Bedroom 3

Front aspect Georgian style sash window, double panelled radiator, access to the loft and built-in cupboard.

Bathroom

Comprises low flush WC, panelled bath with glazed shower screen, mixer tap, telephone shower attachment, thermostatic shower with mini monsoon shower head, pedestal wash hand basin, shaver point, cupboard housing the boiler, wooden wall panelling, downlighting, dual fuel towel rail and rear aspect double glazed window.

Externally

The rear garden goes out onto an area of level patio, leading to a timber garden shed with glazed window, power sockets, and lights. There are 2 small steps down onto a level lawned area with plants to include Acer bushes, rhubarb, jasmine, bay and another shed. There is also a covered arbour. Access to the back garden via a right of way over the neighbours garden which opens onto a lane.