



📍 16 Brakspear Drive, Corsham, Wiltshire, SN13 9NE

🏠 Guide Price £392,000

Mature 4-bedroom detached Family home located close to all the local facilities of Corsham at the end of a cul-de-sac on a very large plot with a south-facing aspect to the rear.

- Modern 4 Bedroom Detached Family Home
- Central Location Close to Local Amenities & Schools
- Large Corner Plot With Large South Facing Gardens
- Single Garage & Ample Parking For Numerous Cars
- Gas Central Heating & Double Glazed Throughout
- Bright, Spacious Open-Plan Living/Dining Room
- Newly Re-Fitted Kitchen
- Early Viewing Strongly Advised
- Very Well Presented Throughout

🏡 Freehold

🏠 EPC Rating C



We are delighted to bring to the market this four-bedroom detached family house. The property has been updated throughout over recent years and boasts one of the largest plots standing in a fantastic position at the end of the cul-de-sac, with large wrap-around gardens having a south-facing aspect to the rear, along with a long multi-car driveway giving ample parking for numerous cars. As you enter the property into the entrance hall, you have a door to the downstairs cloakroom, along with a very handy convenient door into the garage that, subject to planning, could make an ideal second reception room, like a home office is required. The living/dining room runs the full width of the house with a light, spacious feel due to the south-facing aspect that in turn leads into the recently fully fitted kitchen with numerous built-in appliances. On the first floor are three double and one generous single bedrooms, along with the shower room that did have a bath fitted in the past but was changed out of choice by the owners with a contemporary white suite. As mentioned, the gardens are very large and wrap around the house with ample space to allow for plenty of family living. In short, being located in an ideal location for local schools and facilities an ideal choice for a family moving to the area wanting a bit more space around them than one would normally expect.

#### Situation

Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

#### Property Information

Council Tax Band: D

E.P.C Rating: C

Mains Services

Gas Central Heating

Very Large Garden

Central Location of Corsham



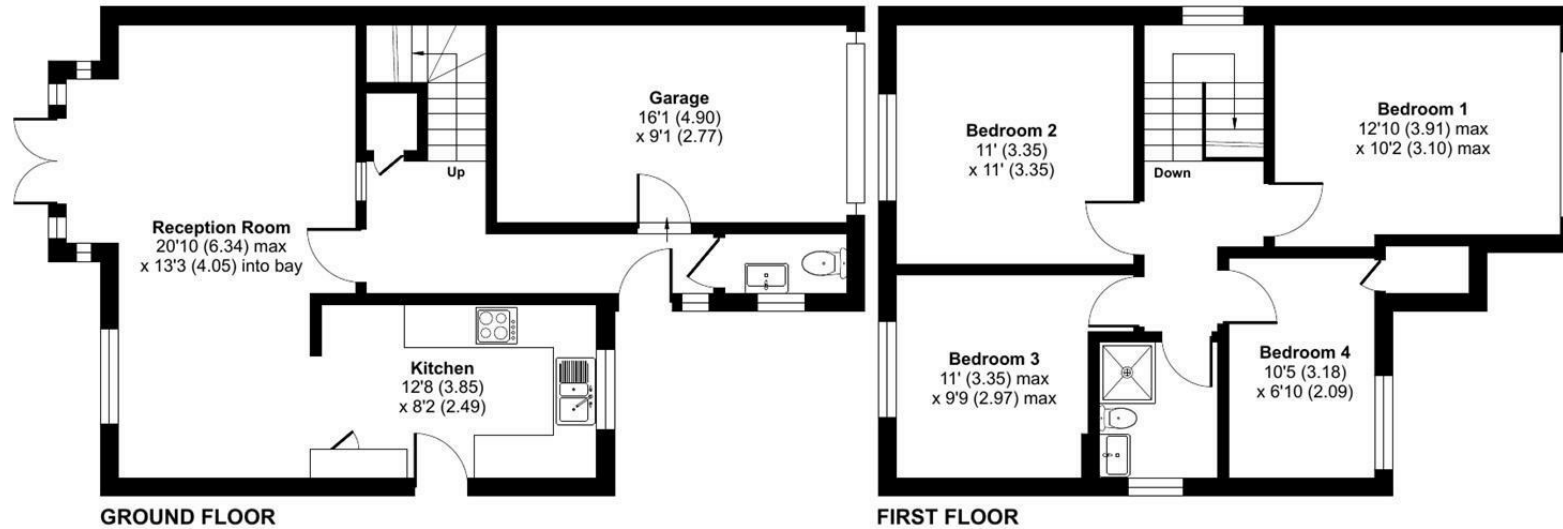
## Brakspear Drive, Corsham, SN13

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1153 sq ft / 107 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). © ntechcom 2025. Produced for Strakers. REF: 1339793

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