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📍 Lithic Cottage The Laggar, Corsham, Wiltshire, SN13 0DH

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⑨ Lithic Cottage The Laggar, Corsham, Wiltshire, SN13 0DH

⌚ Guide Price £600,000

We are delighted to bring to the market this Very Attractive and Individual 3 Bedroom Detached Double-Fronted Home being only a short 5-minute walk from Corsham's High Street and all local amenities boasting a wealth of character and charm plus ample private parking and gardens.

- Beautiful Stone 3 Bedroom Detached Cottage
- Central Location 5 Minutes Walk of The High Street
- Wealth of Character & Charm Throughout
- Greatly Improved, Updated & Extended By Owners
- Ample Parking Plus Private Wrap Around Gardens & Courtyard
- Large Utility Room Plus En-Suite Shower Room
- Gas Central Heating & Double Glazed Throughout

❖ Freehold

⑩ EPC Rating D



We are delighted to bring to the market this very attractive unique and individually 3 Bedroom detached double-fronted home to the market, within a short 5-minute walk from Corsham's attractive High Street and all local amenities. Despite its period-style look with rubble stone frontage and traditional casement windows, this three-bedroom home was built in 1996. The accommodation is arranged over two floors and has been greatly improved, updated and extended by the current owners to a very high standard. The accommodation briefly comprises; a spacious entrance hall with doors leading to a large fully fitted kitchen/breakfast room which runs the full length of the house to one side plus a sitting room with a beautiful feature fireplace with a double-sided log burner. From here there is an archway that leads into the newly built family room with a stunning vaulted ceiling plus french limestone flagstone flooring and French doors opening out onto the very attractive gardens. On the first floor is a landing area with all bedrooms leading off which include a master bedroom with a newly fitted en suite shower room, two further double bedrooms and a family bathroom. The gardens are mainly to the front and courtyard to the side and rear, with full access to the rear gained on both sides of the property. The garden is fully enclosed with a large degree of privacy. There is a good-sized lawn plus ample gravel parking along with a timber-clad garage with barn-style doors which provide space for a car or storage. The garage also has a personnel door which leads to the area to the rear of the house and of course the back door and brick-built log store and power and light. In short, a very individual home in the very heart of Corsham that has to be viewed to be fully appreciated.

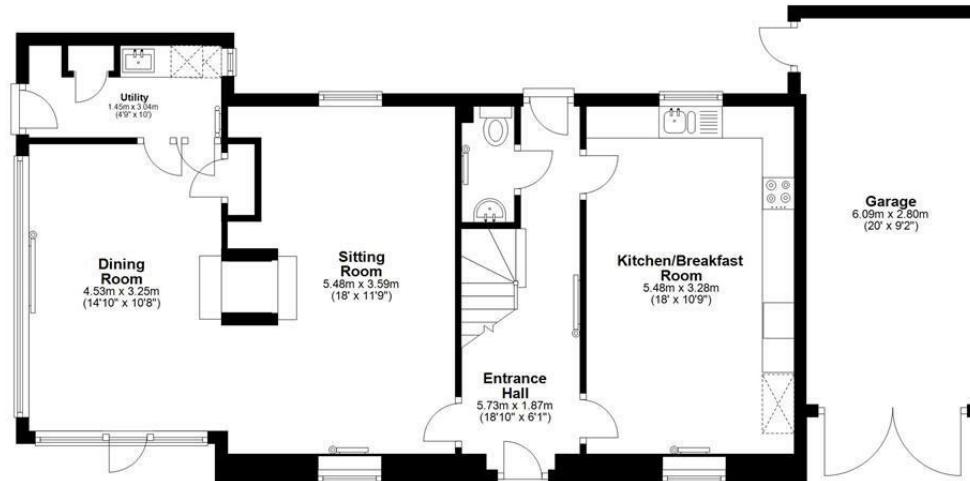
#### **Situation**

Every facility in Corsham is within a five-minute walk including the primary school, secondary school, sports centre, library, the arts centre and cricket club (each of which has children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.



## Ground Floor

Main area: approx. 69.2 sq. metres (745.2 sq. feet)  
Plus garages, approx. 17.0 sq. metres (183.5 sq. feet)



## First Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Main area: Approx. 118.7 sq. metres (1277.9 sq. feet)

Plus garages, approx. 17.0 sq. metres (183.5 sq. feet)

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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