



**strakers**

30 The Stoneworks, Neston, Corsham, SN13 9ZE

In branch | Online | On the move  
[strakers.co.uk](http://strakers.co.uk)

⑨ 30 The Stoneworks, Neston, Corsham, SN13 9ZE

⌚ Guide Price £375,000

\*\*\* STAMP DUTY PAID \*\*\* Modern 3-bedroom detached family home located in this peaceful, popular village location on the outskirts of Corsham, offering three double bedrooms with en-suite to the principal, plus a south-facing garden and single garage. brought to the market with No Onward Chain

- \*\*\* STAMP DUTY PAID \*\*\*
- Modern 3 Bedroom Detached Family Home
- Small Modern Development in Village Location
- Sizeable Dual-aspect open plan kitchen / dining room
- Ground Floor Cloakroom & En-Suite Shower Room
- Three Double Bedrooms
- Private Double Driveway Leading to Single Garage
- Enclosed South Facing Rear Garden with Lawn & Patio
- Electric car charging point and useful rear access
- No Onwrd Chain

⌚ Freehold

⑩ EPC Rating C



\*\*\* STAMP DUTY PAID ON THIS PROPERTY \*\*\* The accommodation on the ground floor of this handsome and low-maintenance house includes a spacious entrance hallway, which provides space for coats and shoes, leading to a useful cloakroom, which in turn provides access to useful understairs storage. At the rear of the property, a well-proportioned living room often enjoys plenty of light and benefits from a pleasant outlook over the inviting rear garden. Accessible via the hallway and conveniently also via the living room, is an open-plan dual aspect kitchen/dining/family room, which again can often be found bathed in natural light. The stylish kitchen offers a range of modern fitted appliances ready for the next owner to benefit from, inclusive of an oven, grill, fridge, freezer and electric hob with extractor unit above. Furthermore, there is additional space, power, and plumbing to accommodate a dishwasher and washing machine. Head up to the first floor and you shall find three welcoming double bedrooms, the largest of which boasts a sleek en-suite shower room and fitted wardrobes. The other two bedrooms are served by a family bathroom, which comes complete with a bath with a shower over, in addition to the heated towel rail, sink, and W.C. Externally, the level and fully enclosed south-facing rear garden is predominantly laid to lawn for families to enjoy, complemented by a patio space and a private secondary seating area to relax. With a charming raised planting bed containing pretty flowers and small plants, the garden comes complete with small shrubs and a tree, which give a pleasant leafy feel. Leading out from the garden via a tall secure gate, a generous private driveway provides parking can be found comfortably accommodating two vehicles. This leads in turn to the single garage, which has power & light and additional loft storage space. Furthermore, there is an electric car charging port for those who may require it.

#### Situation

Neston is a charming and popular village situated in the heart of quintessential English countryside, located on the Southern fringes of the Cotswolds. Offering a rich and thriving community, it is positioned close to the pretty and historic town of Corsham, noted for its architectural significance within this area of outstanding natural beauty. Neston is approximately 7 miles North East of the fine Georgian City of Bath and is also conveniently placed just a short drive from the ever-popular town of Bradford on Avon. The nearest neighbour, Corsham, is noted for its pretty High Street that boasts 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 to enjoy. 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 quick main line rail services are available from either Bath or Chippenham.

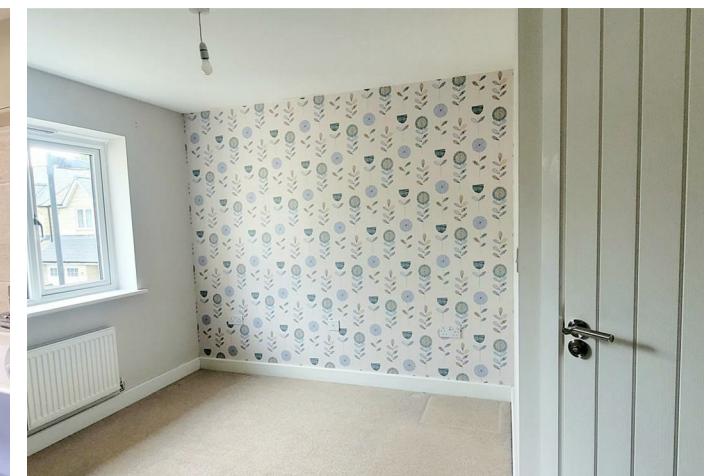
#### Property Information

Freehold

Council Tax Band: D

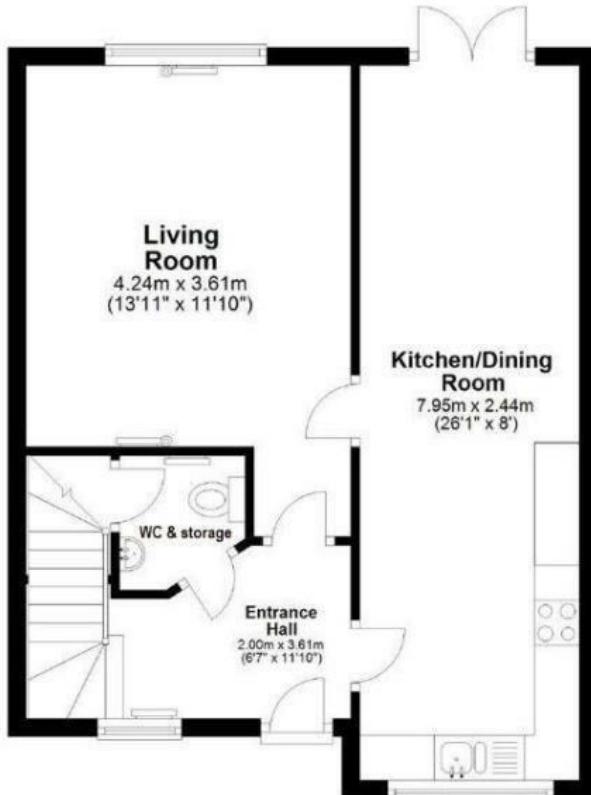
EPC Rating: C (80) // Potential: B (91)

Services: Mains Services



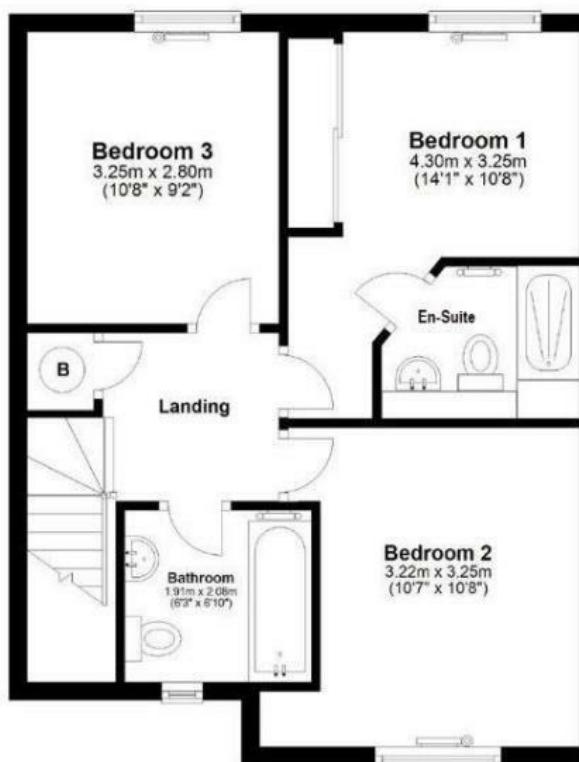
## Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 92.8 sq. metres (998.5 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.

# strakers

For further details 01249 712039  
corsham@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk