



📍 17 Portland Rise, Corsham, Wiltshire, SN13 9GT

🔗 Offers In Excess Of £375,000

We are delighted to bring to the market this stylish, well-built, Cotswold stone-effect, 3-bedroom Semi Detached Town House, delightfully located at the end of this small select development, only 8 years old.

- 3 Bedroom Semi-Detached Town House
- Small Select Development Only 8 years Old
- Stunning Master Bedroom Suite
- Landscaped South Facing Garden
- 3 Double Bedrooms
- Driveway Parking For 2 Cars
- Viewing Greatly Advised
- No Onward Chain

🏠 Freehold

🏠 EPC Rating B



We are delighted to bring to the market this stylish, well-built, Cotswold stone-effect 3 Bedroom Semi-Detached Town House, located at the end of this small, delightful development that is only 8 years old. Built by prestigious developer Cotswold Homes to the Holt design.. The living accommodation on the ground floor comprises an entrance hallway with a window to the side, a cloakroom and a door to the kitchen dining room, being fully fitted with a smart range of shaker-style units along with a range of built-in SMEG appliances which include a dishwasher, washer dryer, oven, hob and extractor and a fridge freezer. To the rear is a spacious living room which has French doors to the rear garden. Stairs rise from the hallway to the first-floor landing, which includes an airing cupboard, two double bedrooms, the second with built-in wardrobes, and an attractive, fresh white bathroom suite. A further flight of stairs leads to the spacious master suite. This bedroom has built-in wardrobes and is light and airy with a dormer window to the front, Velux to the rear and a further window to the side, as well as a large en-suite shower room. This superbly presented home is double-glazed throughout and has gas central heating. Externally, the French doors lead onto an elevated rear terrace with far-reaching countryside views. Steps lead from this to a sunny, private rear garden that has been landscaped to include a patio and an area of lawn. There is a block paved driveway to the side, which can easily accommodate two family-sized cars, with a gate leading to the rear garden.

#### **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**

Main Services

Freehold Property

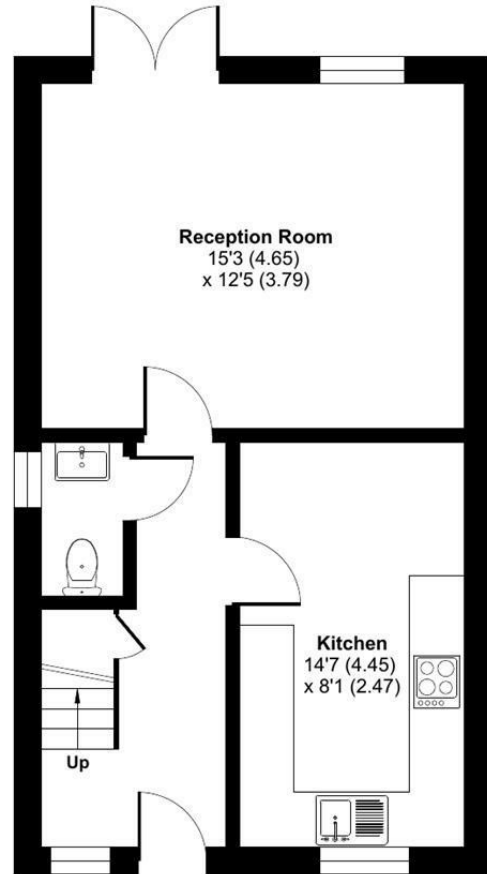
Council Tax Band D

EPC Rating B

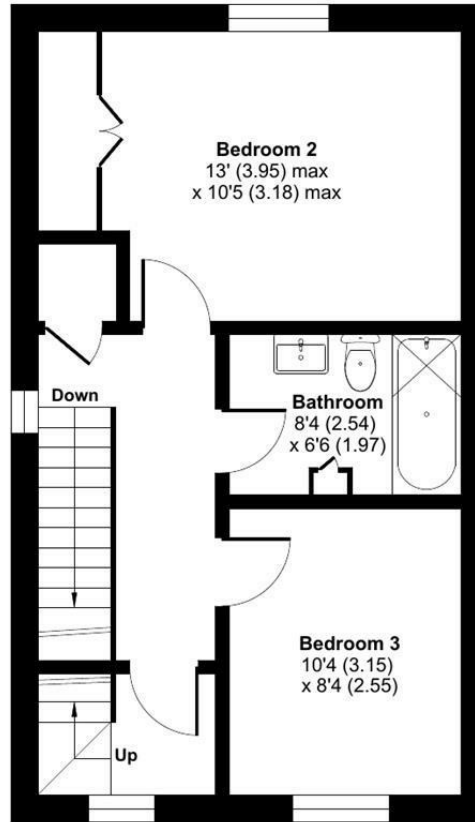
No Onward Chain



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

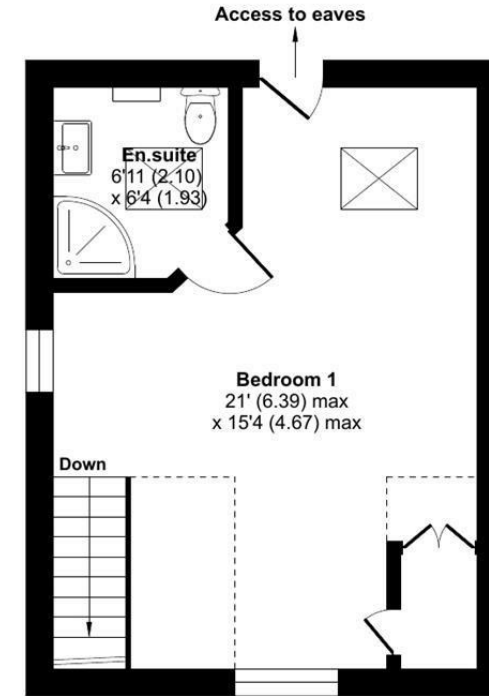
## Portland Rise, Corsham, SN13

Approximate Area = 1112 sq ft / 103.3 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1436877

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 firm's 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.