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14 Moor Green, Neston, Wiltshire, SN13 9SG

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⑨ 14 Moor Green, Neston, Wiltshire, SN13 9SG

⌚ Guide Price £385,000

Located in the sought after village of Neston on the outskirts of Corsham is this Very Pretty Stone Built 3 Bedroom Cottage which enjoys a beautiful south facing rear garden which over looks countryside beyond

- Three Bedroom Period Stone Cottage
- Scenic and Peaceful Position Adjoining Countryside
- Large Sitting Room With Wood Burning Stove
- Full of Character & Charm
- Well-equipped kitchen / breakfast room
- Beautiful South Facing Rear Cottage Garden
- Ground Floor Cloakroom & First Floor Bathroom
- Viewing Strongly Advised
- Sought-after Village on Outskirts of Corsham

❖ Freehold

⑩ EPC Rating E



Located in the sought after village of Neston on the outskirts of Corsham we are delighted to bring to the market this Very Pretty Stone Built 3 Bedroom Cottage which enjoys a beautiful south facing rear garden which over looks countryside beyond. The cottage is beautifully presented and tastefully decorated, retaining considerable character throughout and comprises of full width A stylish kitchen / breakfast room being well equipped with an attractive range of 'Shaker' style base units that leads into a well-proportioned sitting room with a feature stone fire place and a working log burner plus under floor heating which over looks the rear garden. There is a very useful under stairs storage cupboard along with a down stairs cloak room which also has under floor heating. The landing on the first floor supports two double bedrooms and one single bedroom, in addition to a charming 'cottage style' bathroom, which comprises of a matching white three-piece suite. The delightful rear garden is south facing being beautifully presented and adjoins open countryside which gives a lovely rural feel which benefits from two garden sheds one being a potting shed while the other is used for storage. The cottage remains close to plenty of modern conveniences and services, with a regular bus into Corsham being less than a 100 yards walk. In short we would advise an early internal viewing to full appreciate all that this cottage has to offer.

#### Situation

Neston has a good range of local facilities which include an excellent primary school, the Neston Country Inn pub, Church, village hall, playing fields, pre-school, and numerous country walks. The historic old county town of Corsham and the Georgian heritage city of Bath are both within a short drive away. The village holds plenty of events including the fantastic Neston Fireworks display and village fete. Close by is Corsham a lovely town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty. Some 8 miles northeast of the fine Georgian city of Bath, Corsham is noted for its charming High Street with a weath of beautiful and historic buildings dating from the 16th century, including the Alms Houses and the 16th century Corsham Court manor house with its landscaped gardens, open parkland, and fine art gallery open for visitors throughout much of the year. The town of Corsham caters for most day to day needs with a range of shops, bespoke coffee houses, boutiques, restaurants, and public houses. Corsham also boasts excellent primary and secondary schools as well as a new leisure center. 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 are approximately 15-20 minutes away); main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

#### Property Information

Gas Central Heating

Mains Services

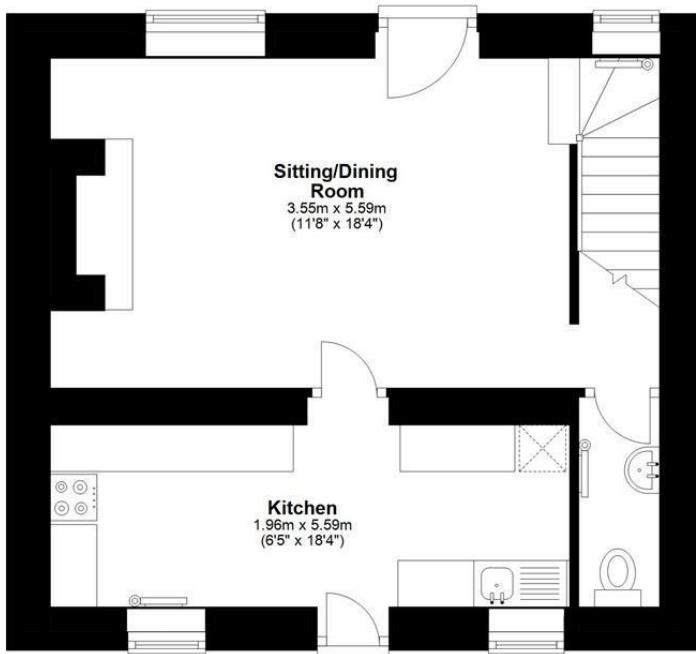
Council Tax Band: C

E.P.C Rating: T.B.C



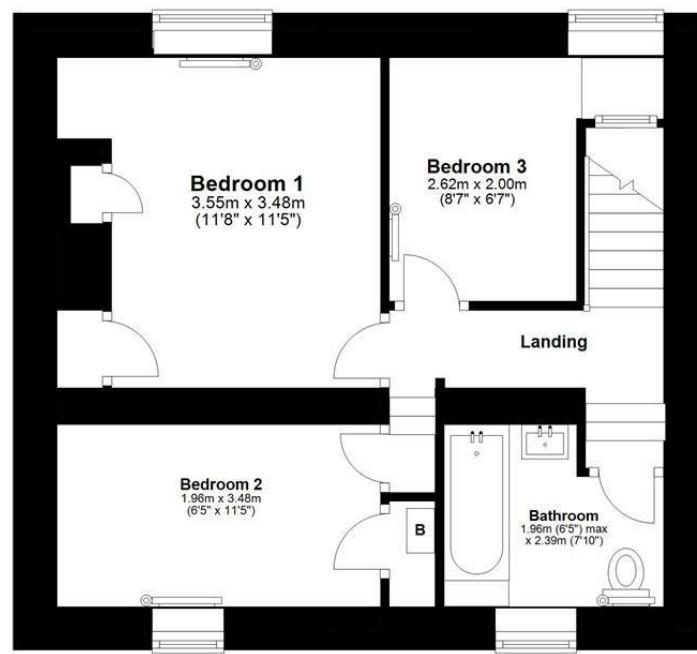
## Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.8 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 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.

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