



WentWorth
Estate Agents



Dormy Kingsdown, Corsham, SN13 8BP

• Five Bedroom Semi-Detached Family Home • Spacious and flexible living accommodation • Stunning views over By-Brook Valley • Private parking area • EPC-Wiltshire C

Offers in excess of £550,000

Internal Descriptions

Upon entering the property you are greeted with an entrance hallway which then leads into the kitchen. The bright and spacious living room enjoys a dual aspect, woodburner and a bay window overlooking the spectacular views. The second reception is ideal as a dining room or informal snug. There is a useful utility and guest cloakroom leading from the hallway. To the first floor there are four good sized double bedrooms, one with en-suite, and a further single bedroom. All the double bedrooms offer plenty of built-in wardrobe space. The family bathroom is both well-appointed and spacious.

External Descriptions

The property is accessed from the private parking area, via a path or steps leading down to the front entrance. The rear garden offers a sense of privacy, framed by mature trees and shrubs, while the patio area provides a perfect spot to relax and take in the breath-taking views. There are two useful sheds for storage.

Location

This semi-detached home is approximately five miles from Bath with far reaching rural views, It is also situated close to the small towns of Box and Bathford where there are well regarded primary schools and local amenities. The world heritage city of Bath is within easy reach and offers a dynamic city centre, rich cultural, shopping, historic and sporting facilities. Whilst for those that need to commute, Bath Spa Railway station is situated in the City centre and offers a main line link into London Paddington. Likewise the M4 Motorway at Junction 17 or 18 provides access to London, Bristol and the South West.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

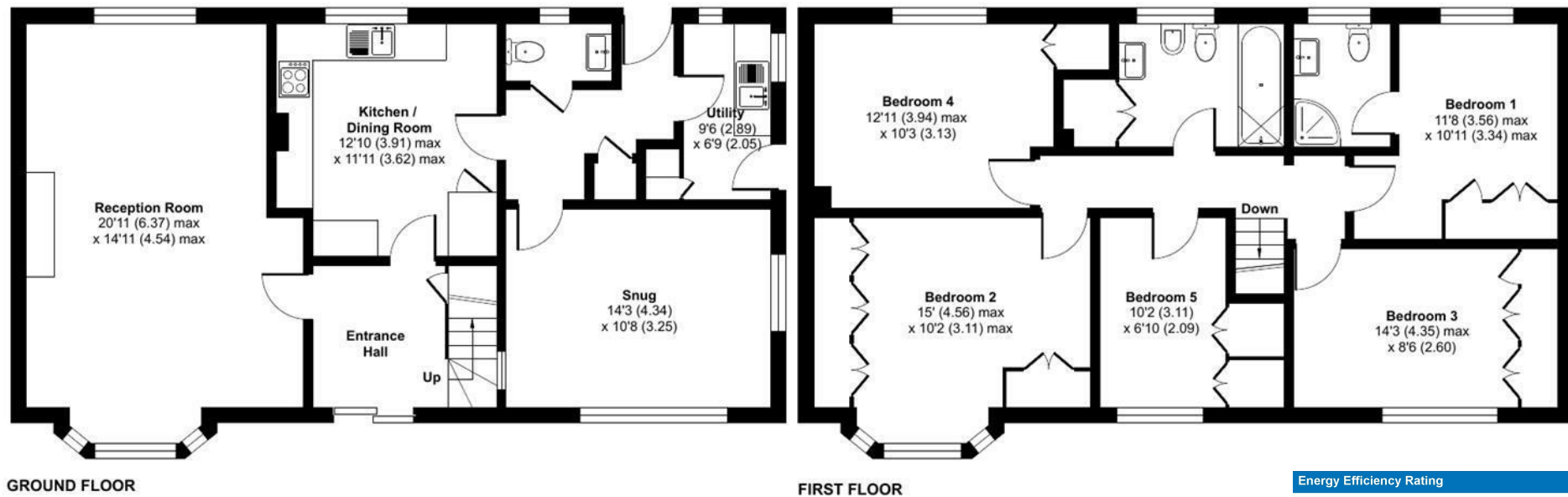
Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Dormy, Kingsdown, Corsham, SN13

Approximate Area = 1678 sq ft / 155.8 sq m

For identification only - Not to scale



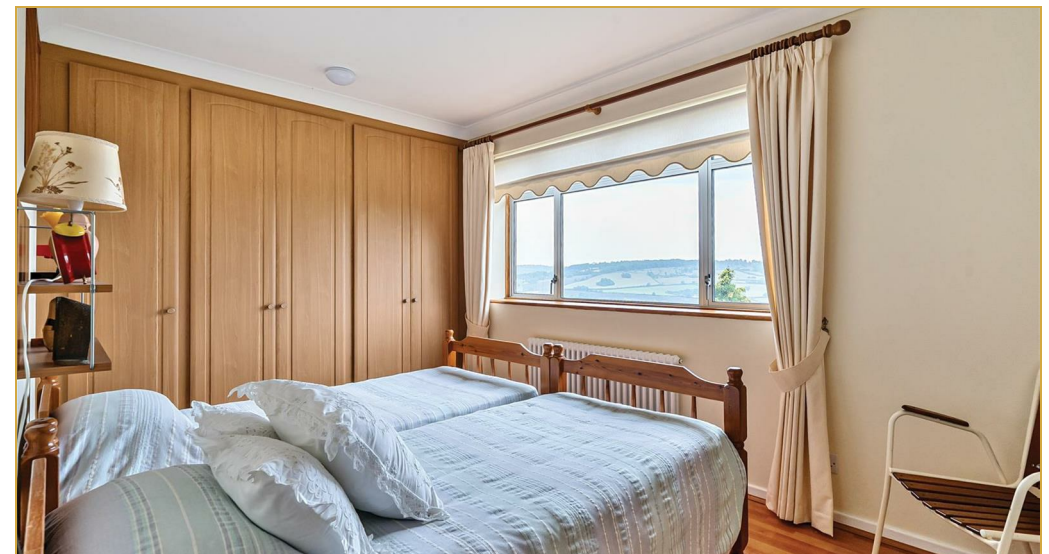
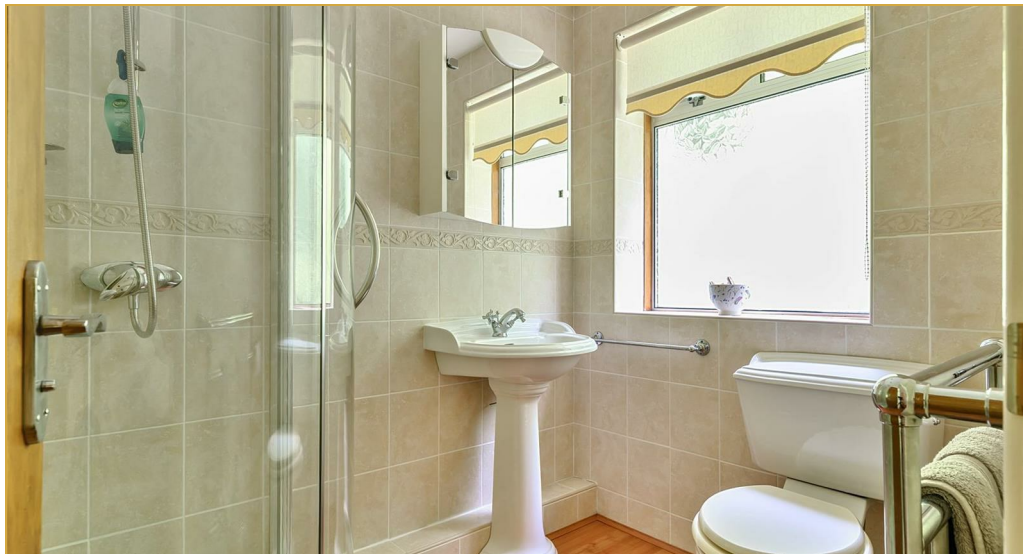
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1325862







Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

