



Tucked away in Pinewood Way within the charming village of North Colerne, this well-presented three-bedroom end terrace house offers a delightful blend of comfort and style. As you step inside, you are greeted by a large and welcoming entrance porch that leads into a spacious hallway, setting the tone for the rest of the home.

The heart of the property is undoubtedly the good-sized kitchen and dining room, perfect for family meals and entertaining guests. This area is designed to be both functional and inviting, making it a wonderful space for culinary creativity. The lounge, featuring a cosy wood-burning stove, provides a warm and inviting atmosphere, ideal for relaxing evenings with family or friends.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

## Situation

Colerne is an attractive and popular south Cotswolds village, a short distance from the historic Georgian city of Bath. Historic in its own right, Colerne is a thriving village surrounded by stunning countryside with far reaching views to the south over the delightful Box valley. The village offers excellent amenities including a store, newsagent, florist, two public houses, Colerne C of E Primary School and Early Years Playgroup – in addition to a well set up rugby club with youth

teams. There is excellent schooling in both the public and private sectors in the nearby towns of Chippenham, Corsham and The City of Bath. There is also a bus service into both Bath and Chippenham and post office. For the commuter, there is easy access to Junctions 17 and 18 of the M4 and to London Paddington from Bath Spa or Chippenham train stations. For Michelin star dining or a wonderful spa experience, Lucknam Park country house hotel is also nearby, as is The Manor House Hotel and Golf Club in Castle Combe.

Tenure - Freehold

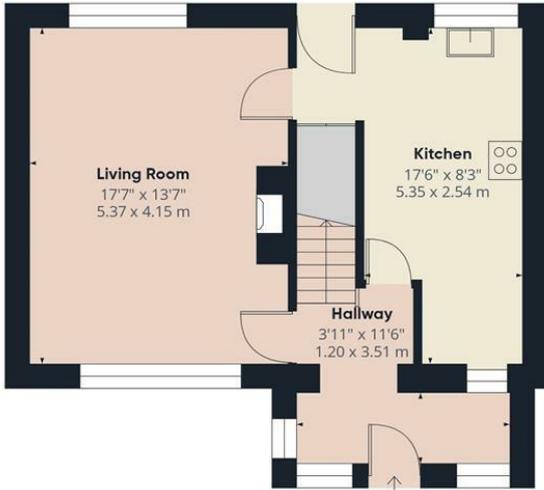
## Property Information

Utilities/Services - Electric, Water & Drainage, Gas Central Heating

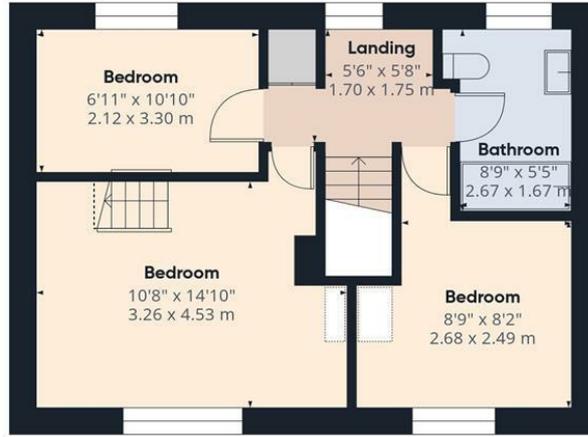
Wiltshire Council Tax - Band B



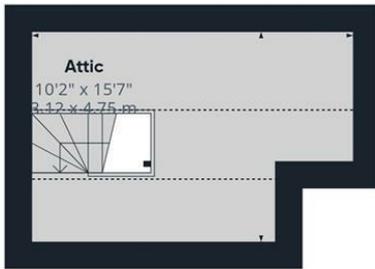




Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>

1038 ft<sup>2</sup>  
96.5 m<sup>2</sup>

Reduced headroom

101 ft<sup>2</sup>  
9.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing