



Nestled in the charming village of Coppershell, Gastard, Corsham, this delightful detached bungalow offers a perfect blend of modern living and picturesque surroundings. With three spacious double bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you will be greeted by a well-presented interior that boasts a modern kitchen and breakfast room, perfect for enjoying leisurely meals with family and friends. The cosy garden room provides a serene spot to relax while overlooking the stunning cottage-style gardens, which are a true highlight of this home.

The bungalow features a comfortable lounge. The fabulous bathroom is a standout feature, complete with a luxurious free-standing bath, while the en suite adds convenience to the master bedroom.

Outside, the property benefits from ample parking and a single garage, making it easy to accommodate vehicles and storage needs. The enchanting gardens provide a tranquil retreat, perfect for enjoying the beauty of nature right at

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

Located in the charming village of Gastard, the property benefits from excellent transport links and is just 1.5 miles from the picturesque Corsham high street, known for its historic architecture and vibrant community. Local amenities within Gastard include a superb Indian restaurant and pub, a village hall (with a variety of activities), a play park, recreation fields and a church, all contributing to a strong community feel. A bus service runs through the village and on a nice day,

you can explore the footpaths through surrounding countryside towards the National Trust village of Lacock or Corsham. The historical, pretty town of Corsham can be found just 1.5 miles away, and with it comes a fantastic collection of independent shops, cafes, pubs, schools, and a range of top-quality eateries amongst other services such as a post office, barbers, butchers, florists, and many more. The Famous peacocks wander the pretty high street and will join you in a stroll into the shops given half a chance. The Georgian heritage city of Bath is also a relatively short drive away, approximately 11 miles and offers a huge range of options for shopping and entertainment. Nearby Chippenham also offers residents a well-connected

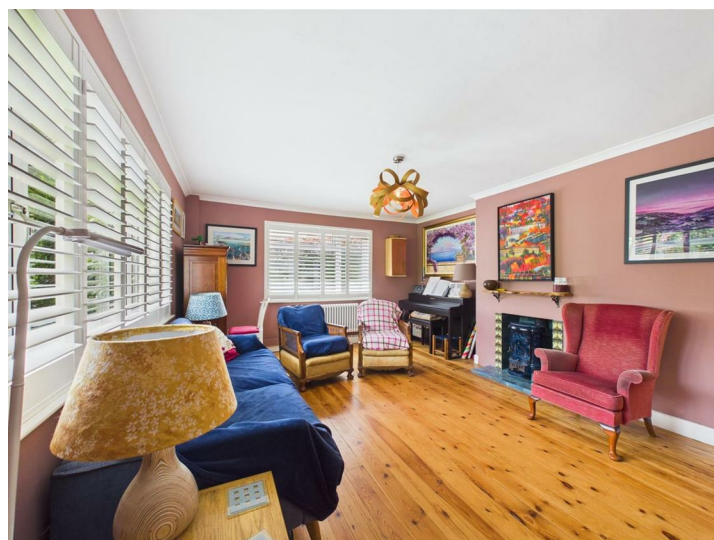
mainline railway station to give access to London (just over 1 hour), Bath, Bristol, Cardiff, and many other locations, with access to the M4 offering excellent road links.

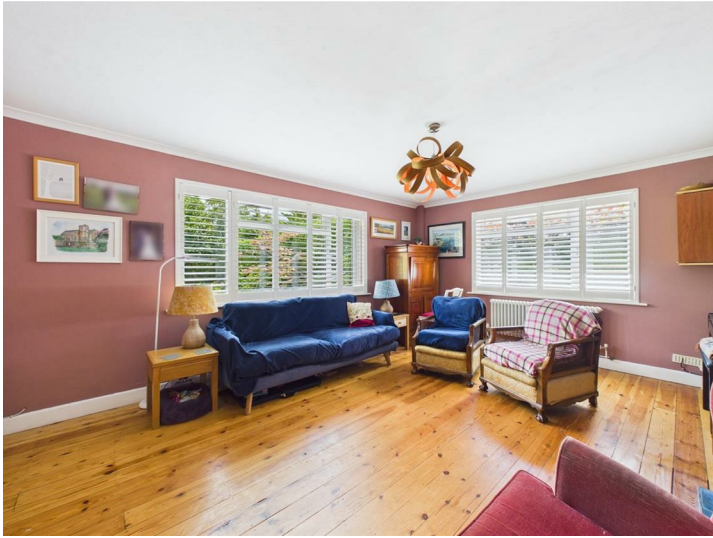
Property Information

Utilities/Services - Mains Electric, Water & Drainage, Oil Heating

Wiltshire Council Tax - Band E

Tenure - Freehold







Ground Floor Building 1



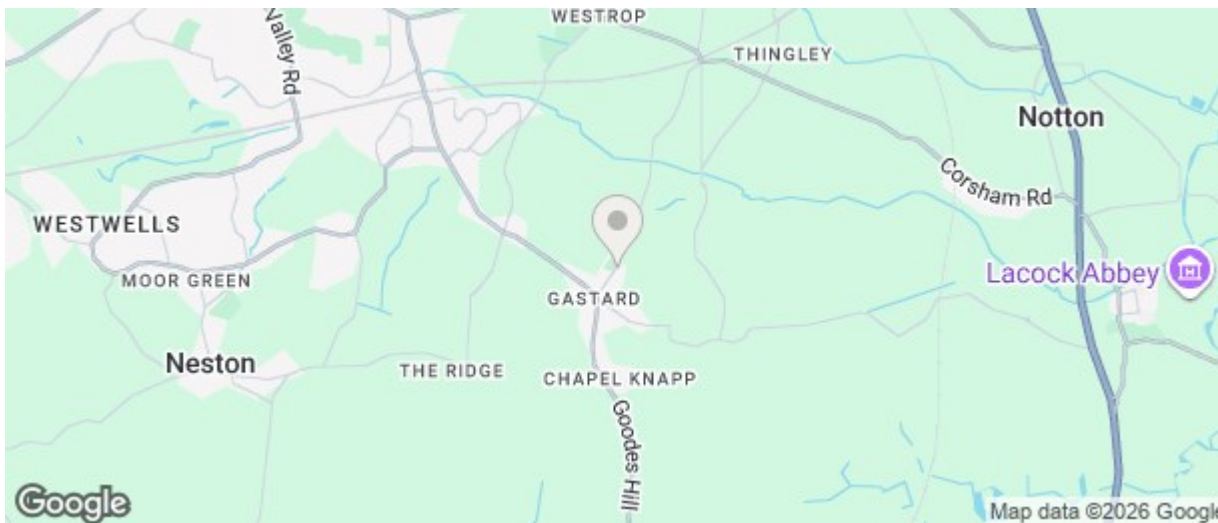
Ground Floor Building 2

Approximate total area⁽¹⁾
 1488 ft²
 138.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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		
	56	73
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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