

23 High Street, Colerne,
Chippenham, Wiltshire, SN14 8DD



A three bedroom newly renovated cottage situated in the heart of the Cotswold village of Colerne.



£425,000

This double fronted cottage has been entirely renovated throughout, yet retains its Victorian charm with new replica sash windows and front door, original tiling, exposed stone fireplaces and a Cotswold stone walled garden. Both the heating system and electrics are brand new and with the addition of the loft room the accommodation the cottage offers has been greatly improved.

Across the ground floor is flexible living space with two great size reception rooms, both with stone fireplaces and one featuring a woodburner. All the accommodation is flooded with light making the cottage an ideal entertaining space, as well as a cosy place to spend the winter evenings in front of the fire. The large kitchen is across the rear of the cottage and has French doors opening out onto the garden. The brand new bespoke hand painted units are complimented with oak worktops, a stone tiled floor and a Belfast sink, plus there is plenty of space for a breakfast table. A handy utility room sits adjacent to the kitchen, with plumbing for a washing machine and a W.C.

On the first floor you will find the first two double bedrooms, both feature sash windows to the front, original Victorian wooden panelling and one has a handy storage cupboard. The stylish new family bathroom features a bath shower, with shower connection, metro wall tiling and a stone tiled floor. On the second floor is the freshly converted loft room. There are two Velux windows and an original stone mullion window plus an en-suite shower room.

To the rear of the cottage you will find a walled garden, which is mainly to lawn with flower border's, and access back to Colerne High Street. There is also the added benefit of a log store and separate small stone outbuilding which would be an ideal area to store garden and patio furniture.

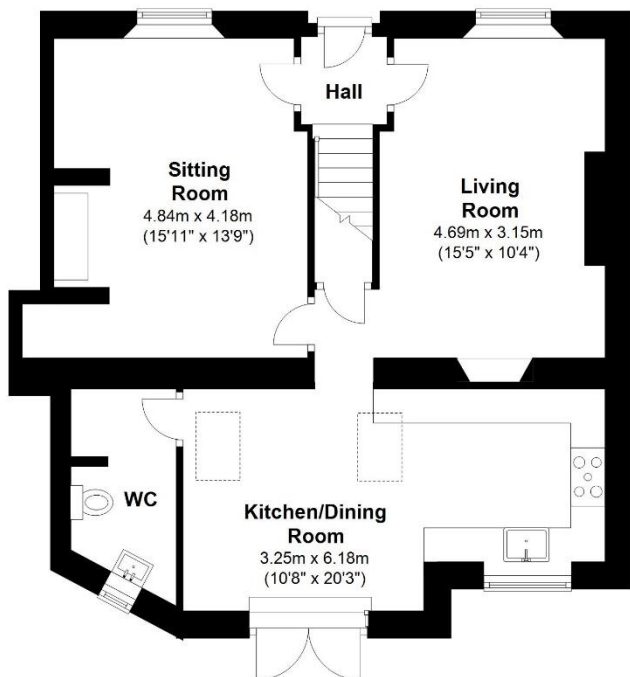
Colerne has a thriving community and is situated just c.7miles from the city of Bath. The village offers great links to the M4 and train stations in Bath and Chippenham, both of which are on the mainline to Paddington. There are many amenities on offer, all within walking distance, including two pubs, a convenience store, Post Office, florist, hair dresser's and a cafe. Colerne Primary School and Church are a great part of the village too.





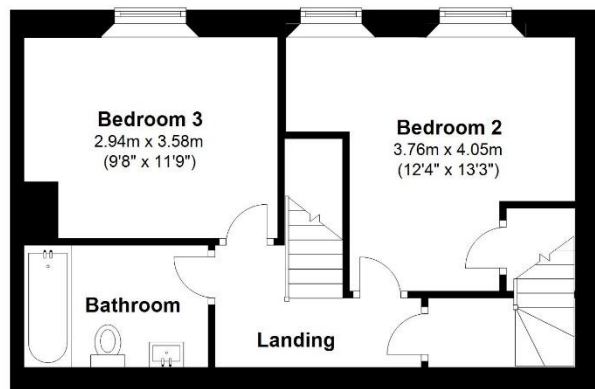
Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



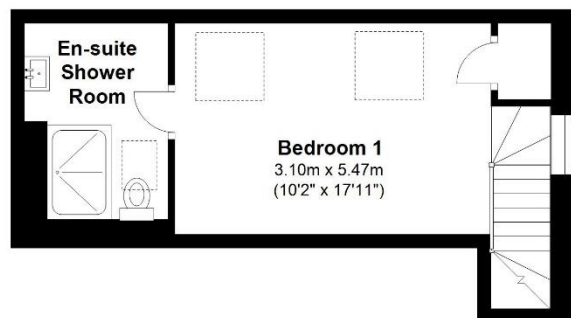
First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)

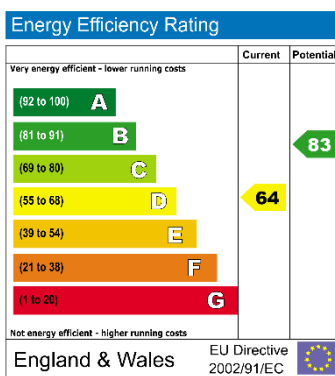


Second Floor

Approx. 25.7 sq. metres (276.7 sq. feet)



Total area: approx. 138.8 sq. metres (1493.8 sq. feet)



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