

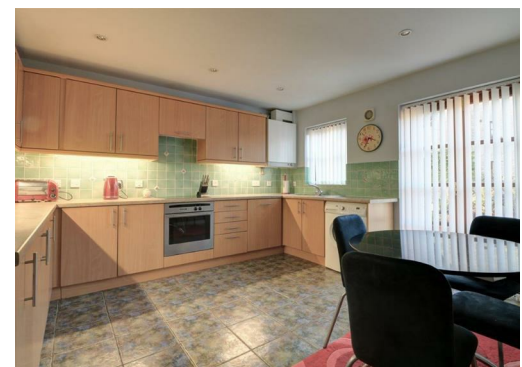


2, Barton Way, Corston

Price Guide £265,000

A deceptively spacious 'cottage-style' home (1052 sq ft) in a village setting convenient for easy access to the M4.

3 bedrooms - two good doubles and a decent single, family bathroom. Canopy porch, hall, cloakroom, sitting room with open fireplace, kitchen/breakfast room. Southerly views to front, rear courtyard garden with off road-parking. NO ONWARD CHAIN



2 Barton Way, Corston

The Property

This cottage style home was built in 2000 by the highly regarded A C Nurden of Malmesbury. It has elevations of reconstituted stone beneath a tile covered roof, with wooden double glazed windows, that are secondary glazed to the front. It offers good sized accommodation with an open front aspect over the road to the fields beyond. There is off road parking at the rear and it is offered for sale with no onward chain, so an early viewing is recommended.

The Accommodation

The front door leads into a hall with a coats cupboard, under stair cupboard with light, and a cloakroom. The sitting room at the front has an open fireplace with a wooden surround. The good sized kitchen/breakfast room at the rear has a range of units including a built-in electric cooker, hob and hood. The dishwasher, fridge and freezer are integrated and there is undercounter space for the washing machine. Double doors lead to the rear garden. On the first floor there are two large double bedrooms, both with fitted wardrobes. The third bedroom is a reasonable single, or excellent home office, and has a cupboard housing the hot water cylinder. A ladder gives access to the fully boarded loft with tongue and groove panelling and a plethora of built-in cupboards. The family bathroom has a bath with shower attachment and a separate cubicle with an electric shower.

Outside

At the front is an area of lawn with a border and a natural stone wall to the roadside. At the rear is a block paved courtyard area providing a sitting out area and off road parking for two cars. There is trellis work providing privacy and an underground oil storage tank. Adjoining the house is a useful store cupboard.

General

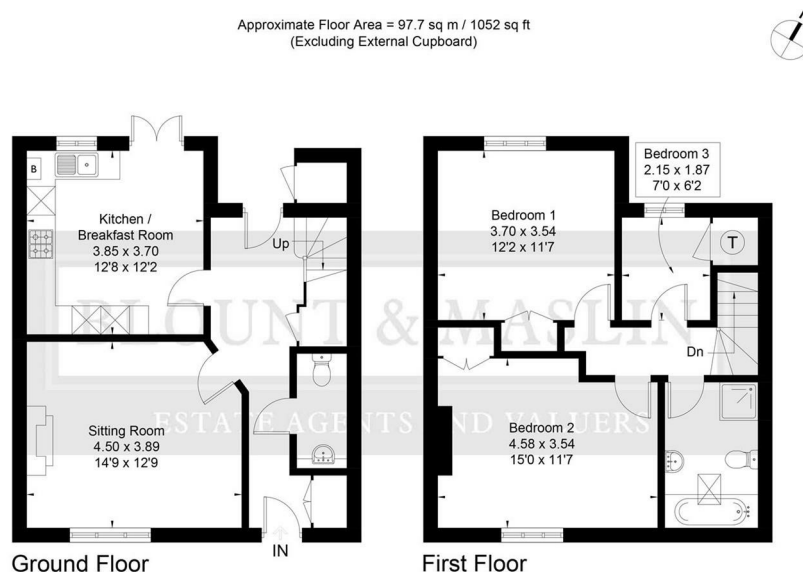
Mains water, electricity and drainage are connected. The oil boiler in the kitchen. Council tax Band C - £1,622.02 payable for 2020/21. EPC rating D-63.

Location

Corston lies approximately two and a half miles south of Malmesbury and has a church, village hall and public house. The nearby thriving town of Malmesbury has a comprehensive range of shops including a Waitrose, a library, museum and a sports centre with swimming pool, plus there are various cultural activities including frequent events at the lovely old Abbey. The proximity of the M4 motorway provides good communications with Swindon, Bath, Bristol and London and there are mainline train services from Chippenham and Kemble to Paddington in just over an hour..

Directions to SN16 0JT

From Malmesbury head south towards the M4 on the A429. Proceed into the village of Corston and Barton Way lies on the far side of the village on your right hand side.



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