





## 12 WATERGATES, COLERNE, WILTSHIRE, SN14 8DP

Entrance hall • Family room • Sitting/dining room • Kitchen • Utility • Larder • Three bedrooms • Dressing room • Shower room • Gardeners WC • Extensive gardens • Double garage • Driveway parking  
EPC rating TBC

### DESCRIPTION

In need of some renovations to modernise, but in good condition, this would make an excellent home.

The outlook across the south elevation, having fabulous views over the gardens, into the distant valley and beyond to the Marlborough Downs.

The rear gardens are of an excellent size rolling down from the full width patio area. There is also an outside WC.

To the front is gated driveway parking for several cars. Alongside the driveway and main house is a large double garage and outside storage.

### SITUATION

Watergates is a country lane with an enviable position, with rural views out towards Box whilst having direct access to the thriving village high street.

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.

**A SEMI-DETACHED PERIOD THREE BEDROOM COTTAGE IN NEED OF UPDATING SET IN A QUIET LANE ON THE EDGE OF THIS SOUGHT AFTER VILLAGE. IT HAS OFF STREET PARKING IN FRONT OF A LARGE DETACHED DOUBLE GARAGE. A LARGE SOUTH FACING GARDEN GENTLY SLOPES AWAY PROVIDING BREATH TAKING VIEWS.**





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 regular bus service into both Bath and Chippenham. 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.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

**Council Tax:** Band D

**Directions:** From the High Street and Market Place turn right down Vicarage Lane and follow the road as it becomes Watergates. The property can then be found on the right hand side.

**Viewings:** Strictly by appointment with Carter Jonas.





12 Watergates, Colerne, Chippenham, Wiltshire SN14 8DP

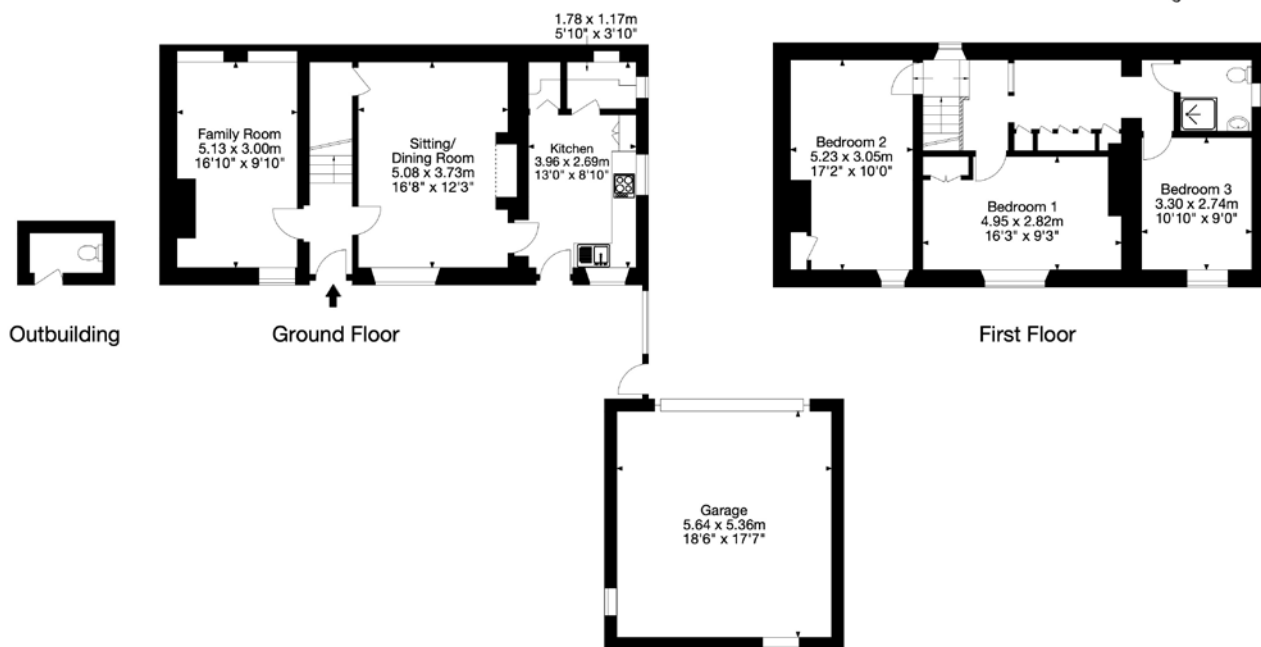
Gross Internal Area (Approx.)

Main House = 119 sq m / 1,284 sq ft

Garage = 30 sq m / 325 sq ft

Outbuilding = 2 sq m / 19 sq ft

Total Area = 151 sq m / 1,628 sq ft



Capture Property Marketing 2023. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

Capture.



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