



12 WATERGATES
Colerne

Carter Jonas

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

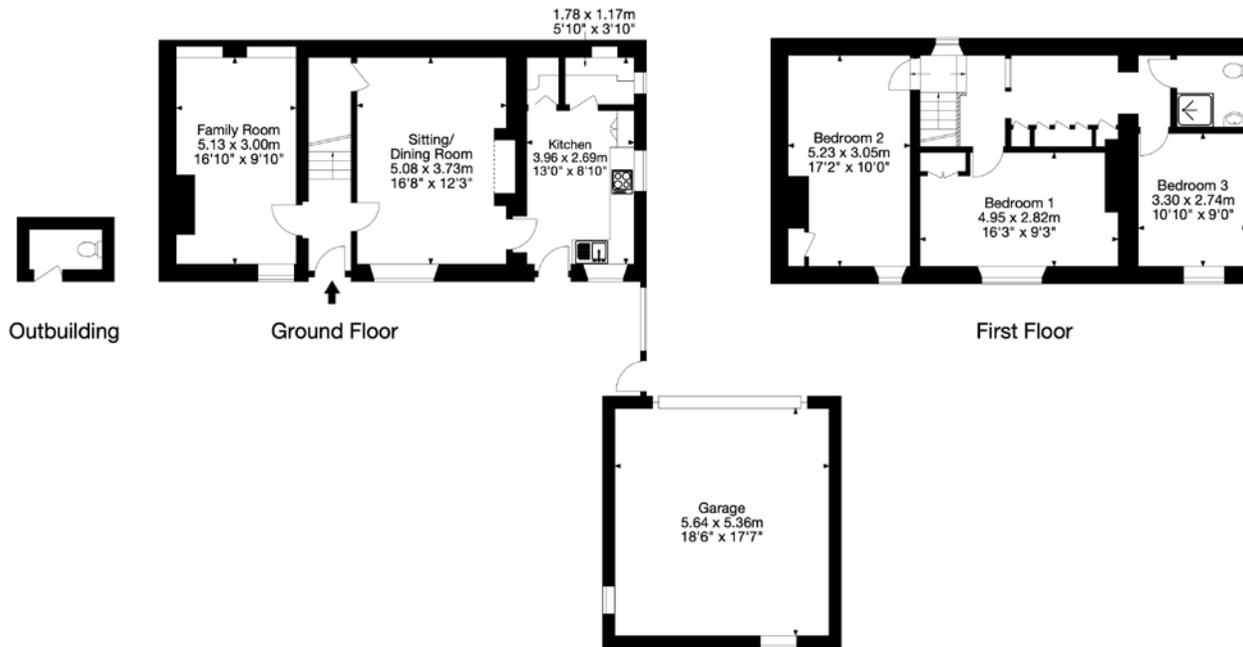
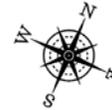
Gross Internal Area (Approx.)

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.



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.