



**25 GASTARD LANE**  
Gastard, Corsham

Carter Jonas



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## 25 GASTARD LANE, GASTARD, CORSHAM, WILTSHIRE, SN13 9QP

**A CHARMING, DETACHED PERIOD COTTAGE IN AN EXCELLENT SEMI-RURAL LOCATION, WITH A LOVELY GARDEN, GARAGING AND NO ONWARD CHAIN.**

### DESCRIPTION

Located in semi-rural position within a quiet corner on Gastard Lane, this two bedroom, detached, period cottage offers incredibly spacious accommodation set over two floors, complete with private south-west facing garden, detached double garage, and potential to remodel/develop internally if desired.

25 Gastard Lane has been extended by the previous owners to create a unique period home in a tranquil position close to Corsham.

As you enter the property you are greeted by an entrance vestibule that gives access to the ground floor accommodation. Overlooking the front of the property are two reception rooms currently used as a formal dining room and snug which in previous years has been used as a third bedroom. Both rooms retain the charm and character of the original cottage with an open fireplace, deep set windows, and wooden beams. The kitchen and bathroom are positioned at the rear of the original cottage and comprise of fully fitted wall and base units, built in electric hob and oven, and space for a host of freestanding appliances, whilst the generous bathroom benefits from a white suite with bath and overhead shower. A vast single-story extension measuring 26'7" x 25'8" completes the ground floor and is currently used as a sitting room. There is potential to remodel this area to create a modern open plan kitchen dining/family room with doors that open out to the garden which would transform this space into the heart of the home.

Stairs to the first floor give access to two double bedrooms, both equal in size and bustling with character, with space for double beds and potential for built-in wardrobes.





Externally, 25 Gastard Lane is accessed via shared driveway catering for a total of three properties. The majority of the garden is south-west facing and has been well maintained by the current owners to create a gravel area for seating, lawn with flower borders, and mix of mature trees and well-established flower beds to add a splash of colour, and also a detached workshop space. There is a useful stone built workshop in the garden which has light and power and fitted work benches.

To the front of the property there is a double garage, with lighting and power as well as private parking.

### SITUATION

The village of Gastard offers residents a recreation ground, a village hall (with a range of different events through the year), a popular pub, and an abundance of unspoiled country walks right on the doorstep.

The historical county town of Corsham can be found just a few moments away, and with it comes a wealth of independent shops, cafes, pubs, schooling, and a range of top-quality eateries amongst other services such as a post office, barbers, butchers, florists, and many more.

The Georgian heritage city of Bath is also a relatively short drive away, approximately 11 miles distant. Nearby Chippenham also offers residents a well-connected mainline railway station to give access to London, Bath, Bristol, Cardiff, and many other locations, with access to the M4 being provided in an easy manner from this property. There are larger supermarkets in the neighbouring town of Melksham that also offer a food delivery service to the village.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** The property is not subject to a listing.

**Services:** Oil fired central heating. Mains electricity, water and drainage.

**Council Tax:** Band D

**Local Authority:** Wiltshire Council

**EPC:** Band E

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





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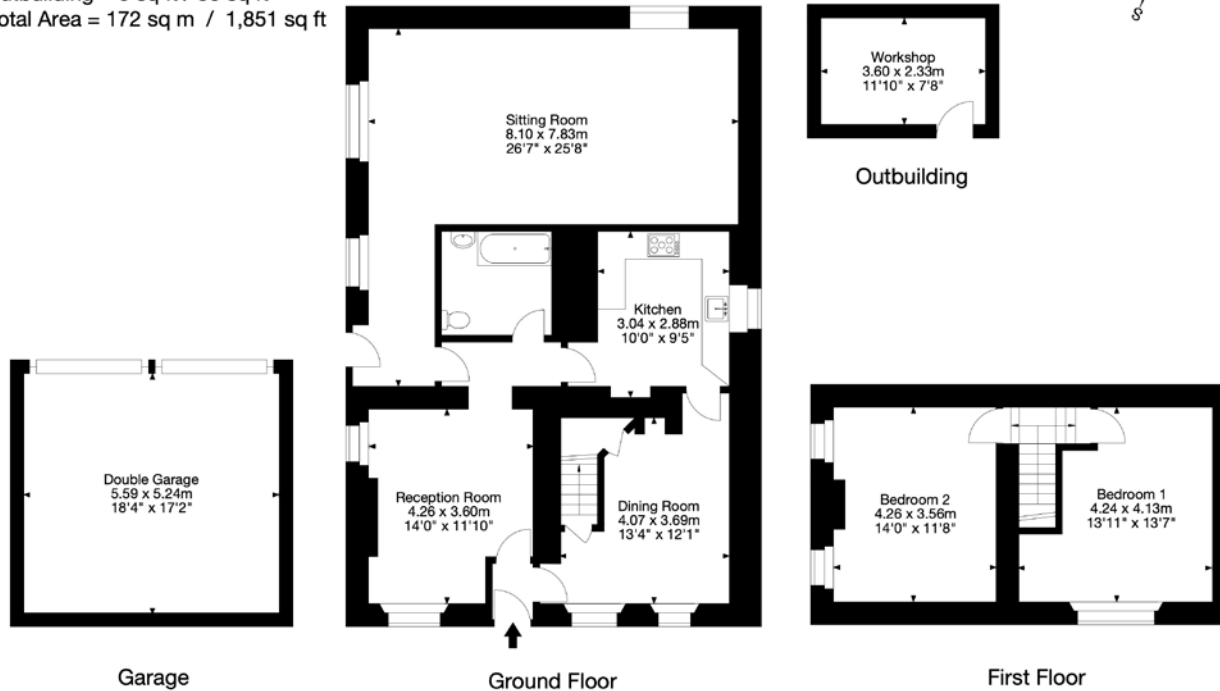
Gross Internal Area (Approx.)

Main House = 135 sq m / 1,453 sq ft

Garage = 29 sq m / 312 sq ft

Outbuilding = 8 sq ft / 86 sq ft

Total Area = 172 sq m / 1,851 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.

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