



**STONEHURST**  
Lower Kingsdown Road

**Carter Jonas**

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## **STONEHURST, LOWER KINGSDOWN ROAD, KINGSDOWN, CORSHAM, WILTSHIRE, SN13 8BG**

- Bath 5 miles
- Corsham 5 miles
- Chippenham 9 miles (London Paddington from 75 minutes)

Reception hall • Living room • Dining room • Kitchen/ Breakfast room • Downstairs W.C • Three bedrooms • Bathroom • Front and rear gardens • Garage and off street parking • EPC rating F

### **DESCRIPTION**

Stonehurst is a modern detached gable fronted house that has been vacant for some time and as such requires significant refurbishment with potential to greatly extend with the necessary permissions, or to create a new build home in the generous plot.

Presently, the accommodation is set on two floors with good size rooms and the views to the rear are sublime, looking down across the valley, and over the fields to the rear.

The gently sloping plot has access off the lane to a parking area and leading to the garage at the side of the property. Large gardens are to the front and rear of the property, which are currently overgrown but have been cut back to allow one to envisage the potential here.

### **SITUATION**

Kingsdown is a rural hamlet positioned in The Cotswold Area of Outstanding Natural Beauty and Green Belt, located between the village of Bathford and the market town of Corsham.

**A MODERN DETACHED HOUSE IN NEED OF MODERNISATION WITH POTENTIAL TO EXTEND OR CREATE A NEW HOME IN THE LARGE PLOT. IT HAS AMAZING VIEWS, BACKING ONTO OPEN FIELDS AND SET IN AN EXCELLENT LOCATION**



The world heritage city of Bath is only a 15 minute drive away, and Chippenham is only 9 miles with its mainline rail link to London Paddington from 75 minutes. Kingsdown has The Swan Inn and a well-regarded golf course and driving range. There are also a wonderful selection of village pubs in neighbouring Box, Monkton Farleigh and Bathford for those who enjoy country walks ending at a pub.

Corsham has all one's day to day amenities, whilst Bath is famous for its architecture, historic origins and stunning setting in the south of the Cotswolds.

Schooling in the area is excellent with a primary school in Bathford ('Outstanding' Ofsted rating) and also Box ('Good' Ofsted rating), with a further selection of public and private schools in Bath and Chippenham.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Oil fired central heating. (Mains gas is available in the road).

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

**Directions:** From Bath proceed east towards Chippenham on the A4 London Road. At the end of the dual carriageway take the right turning off the roundabout towards Bathford. Go under the railway bridge and take the left fork by the pub and continue uphill. Once out of Bathford continue up the hill and Lower Kingsdown Road is located after a short distance on the left hand side of the road. The property is found along the lane on the left.



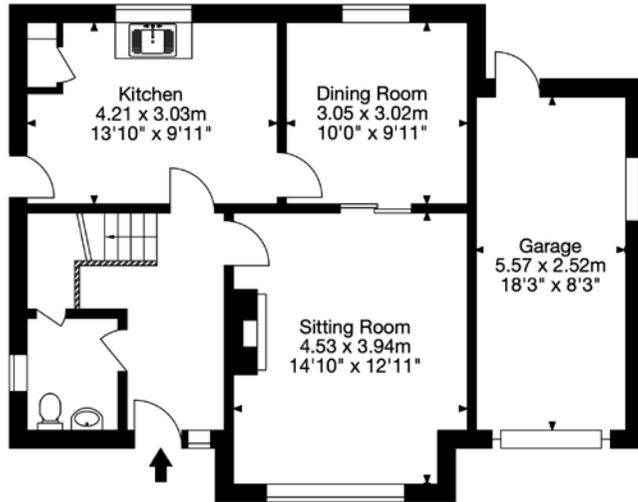
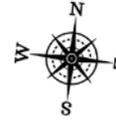
Stonehurst, Lower Kingsdown Road, Corsham, Wiltshire SN13 8BG

Approx. Gross Internal Floor Area

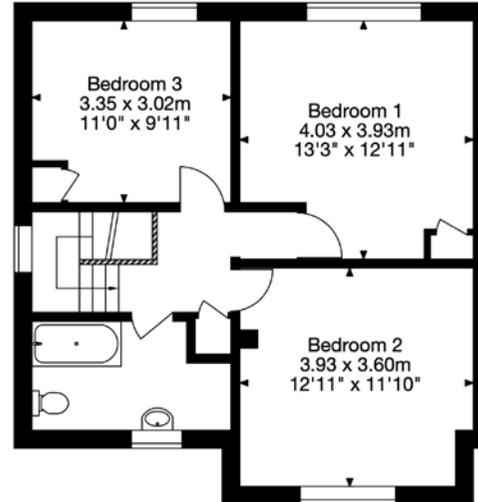
Main House = 108 sq m / 1,163 sq ft

Garage = 14 sq m / 151 sq ft

Total Area = 122 sq m / 1,314 sq ft



Ground Floor



First Floor

Capture Property Marketing 2022. 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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