



THE GARDEN COTTAGE & THE STABLES
Jaggards Lane

Carter Jonas

THE GARDEN COTTAGE & THE STABLES, JAGGARDS LANE, CORSHAM, WILTSHIRE, SN13 9SF

- Corsham 2.4 miles
- Chippenham 4.8
- Bath 9.6 miles
- London (Paddington) from 75 miles from Chippenham Station

Garden Cottage: Three bedroom detached former gardeners cottage • EPC rating D

The Stables: Three bedroom modern stable conversion

Large gardens to both properties • Driveway parking • Rural views • EPC rating D

THE GARDEN COTTAGE

The Garden Cottage is a delightful former gardener's cottage, previously used for Jaggards House, filled with character and charm offering three bedrooms. It has a spectacular outlook over fields teeming with wildlife.

Originally built in 1766 and significantly and seamlessly extended in 1998 this property provides spacious living space. Of particular note is the use of natural materials such as flag stone floors and oak joinery which ensures a happy marriage of the 18th and 20th century elements.

The property is south facing, and all rooms benefit from a southerly aspect. There is scope to extend with a further bedroom and reception room, subject to planning permission. The gardens border open fields to the front, east and west of the house which allows for views across countryside.

TWO INDIVIDUAL, THREE BEDROOM DWELLINGS SET IN LARGE OPEN GARDENS, DIVIDED BY A FORMAL DRIVEWAY AND TURNING CIRCLE.



On entering, the hallway leads to a w/c with heated towel rail, and traditional high-level toilet. The hallway also leads to the large cloakroom which has two large full height double cupboards, a Belfast sink, water softener, the boiler system and space for a washing machine and dryer.

The large welcoming kitchen/breakfast room is fitted with an oil-fired Rayburn and plenty of kitchen storage with a large oak window seat. There is underfloor heating throughout with two additional cast iron radiators. Up two steps from the kitchen sits the sitting room, potentially ideal for dual use as a study and a sitting room, at the far end sits a large fireplace with a lined Jotul wood burner. There is a solid oak staircase leading to the first floor.

The first floor is presently arranged as three large bedrooms and a bathroom with a shower over the Jacuzzi whirlpool bath. The principal bedroom is at the eastern end of the house with built in wardrobes and wash basin. There is potential to create an en-suite (pipes and drainage). There is convenient storage under the eaves along the landing. Outside, the property is approached by a private drive with a sensor lit turning circle in front of the garage and workshop. Open lawns border the property to three sides with plum, fig and apple trees at the top of the garden, and a yew at the rear. The boundary wall to the field is a traditional low stone wall and the top of the garden is bordered by a high stone wall which incorporates fine stone gate piers and an ornate iron gate.







THE STABLES

The Stables is a detached former stable conversion providing delightful and stylish accommodation on one level. Built circa 1900 as stables to the neighbouring Jaggards House, the present owner undertook successful conversion to provide accommodation in 2014. The imaginative design approach and use of extensive glazing and full height rooms has ensured the character, volume and originality of the stables remains. Original tongue and groove boards and stable doors combine with limestone floors, underfloor heating throughout and air conditioning to provide comfort and character. The Stables is ideal as a home or has potential for use as a successful Airbnb. A glazed hall runs the length of the property which benefits from a southerly and westerly aspect and the associated solar gain. The hub of the house is a large open plan sitting/dining/kitchen with Romotop wood burner and glazed bi-folding doors within the sitting/dining area. The kitchen cleverly incorporates the feeling of modern and traditional by team laminated cabinets with a walnut work surface.

There is space for a Rangemaster gas or electric stove, and a Siemens dishwasher is concealed within the cabinets. A central island incorporates deep pan drawers. The utility/boot room is off the kitchen and provides a water softener, Belfast sink with continued walnut work surfaces with space for appliances below. A small plant room contains the LPG gas boiler, hot water cylinder and manifolds for the underfloor heating. There are three large bedrooms with apex ceilings and built in storage, a bathroom and a large dressing room containing a double shower and long trough style sink.

Outside and forming part of the building is a storeroom which could easily be an office (subject to the necessary consents). Outside the front garden is arranged as lawn with a central path and enclosed by a picket fence. The rear garden has a play area, a yew tree, pear tree and Scots pine, surrounding a large parking area for 3 cars. There is also a fuse box at the parking area for an EV charger or if electric gates or security lights were to be installed. A detached timber garage and a detached timber workshop stand at the turning circle between The Garden Cottage and The Stables. Adjacent to The Garden Cottage is a lean-to, log and garden store.



SITUATION

The property stands to the south of Jaggards House, a fine 17th century Jacobean house of which The Garden Cottage and The Stables formed part of the original estate. Jaggards Lane is a short bypass of the village, serving just the two driveways. Ideally placed for access to the picturesque and historic former market town of Corsham which has many buildings of architectural significance and is located on the southern edge of the Cotswolds, an Area of Outstanding Natural Beauty. The town meets most day to day needs with a range of shops, cafes, boutiques, restaurants, leisure centre, doctors surgery, public houses and schools. The Georgian city of Bath provides a wealth of leisure, retail and cultural activities. Chippenham has access to Junction 17 of the M4 motorway and its mainline railway station provides frequent

services to Bristol, Bath, Swindon, Reading and London Paddington in 1 hour 10 minutes. There are a variety of schools in Corsham, Bath and the neighbouring towns and countryside in both the independent and public sector.

ADDITIONAL INFORMATION

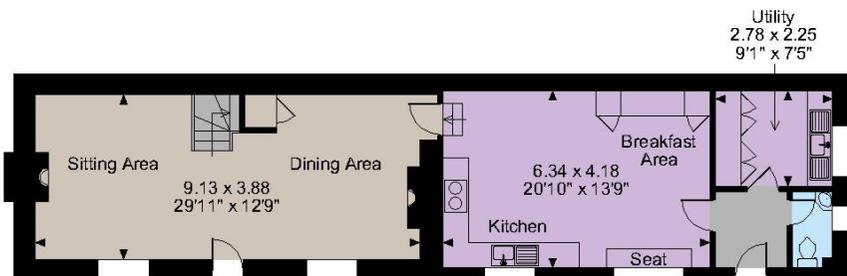
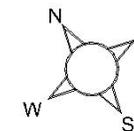
Tenure: Freehold

Services: The Garden Cottage: Mains water, electricity and drainage. Oil-fired central heating. The Stables: Mains water, electricity and drainage via a pump chamber. Gas (LPG) underfloor heating.

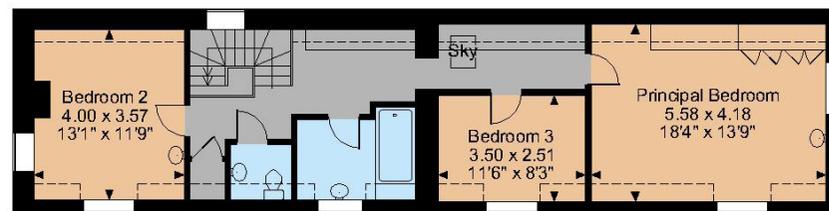
Council Tax Band: The Garden Cottage: C. The Stables: A
Agent Notes: The sale does not include items including electrical appliances, the Rangemaster stove, light fittings, garden urns, ornaments and statuary.



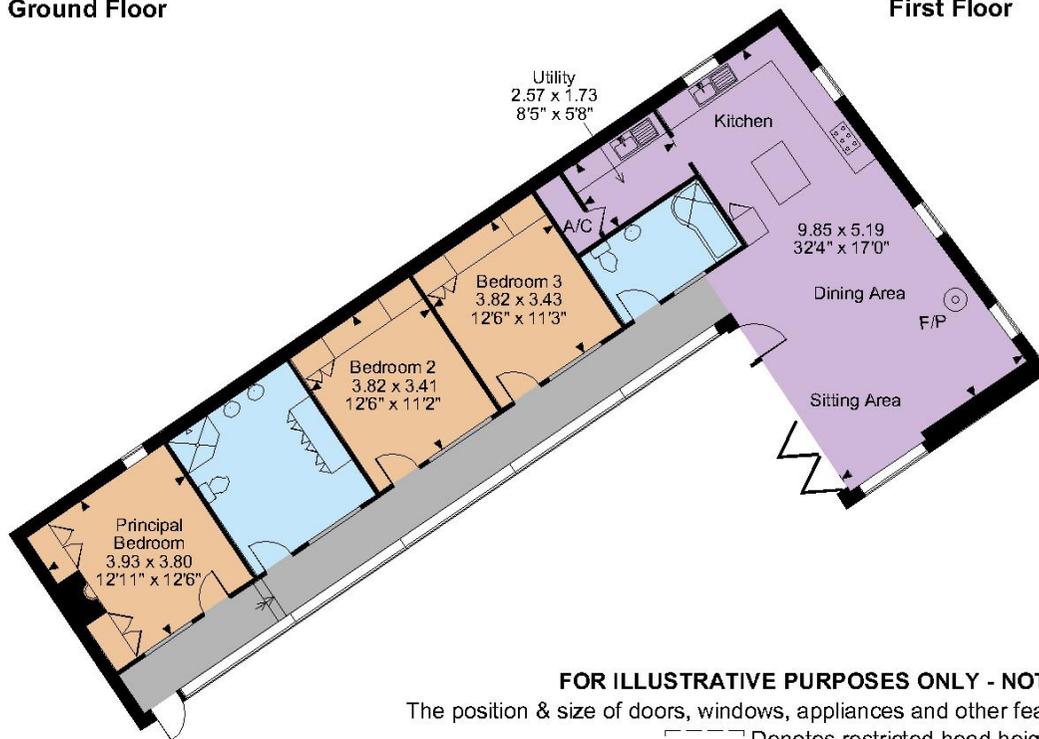
Garden Cottage & Annexe, Jaggards Lane, Corsham
Main House internal area 1,508 sq ft (140 sq m)
Annexe (The Stables) internal area 1,431 sq ft (133 sq m)
Outbuildings internal area 418 sq ft (39 sq m)



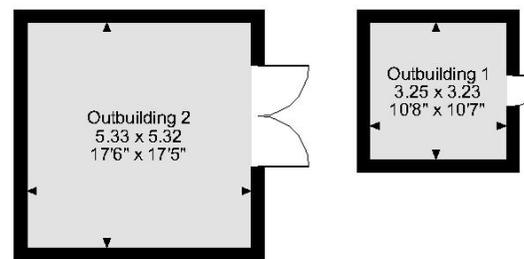
Ground Floor



First Floor



Annexe (The Stables)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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