



**7 LONGLEAZE COTTAGES**  
Lower Wadswick

**Carter Jonas**

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## 7 LONGLEAZE COTTAGES, LOWER WADSWICK, BOX, CORSHAM, WILTSHIRE, SN13 8JF

- Box 1.5 miles
- Corsham 3 miles
- Bath 7 miles
- Chippenham 6.8 miles
- M4 (J17) 10 miles
- London Paddington from 75 minutes from Chippenham Station

### DESCRIPTION

This is a very well presented semi detached period cottage that has been extended to the side, creating a large house with accommodation across three floors, all with spacious and light rooms. The ground floor has a large open plan kitchen/dining/family area, excellent for entertaining with flagstone floors and the kitchen area having wall and base mounted storage cabinets with a solid worktop over and a central island unit. The sitting room at the front of the house has a fireplace and overlooks the front garden. A rear lobby leads past the downstairs W.C. with a recently installed combination boiler. The first floor has four good size bedrooms, the main bedroom having an en suite shower room and the second bedroom having a door leading into a shower cubicle. There is a family bathroom on this level and a door leads up to a converted attic room, leading to a large store area.

The lane at the front opens into the large front garden, providing ample off street parking with potential to build a garage subject to planning. A side gate leads around to a patio at the rear of the property leading up to a large open rear lawn garden, an excellent football pitch for children and backing onto open fields.

**AN EXTENDED AND WELL PRESENTED SEMI DETACHED HOUSE IN AN EXCELLENT LOCATION WITH LARGE FRONT AND REAR GARDENS.**







### SITUATION

The property is situated in a rural hamlet on the edge of Wadswick, fronting a quiet country lane and backing onto open fields with marvellous views. Close by is the Wadswick country store and Forage Restaurant. The World Heritage City of Bath, famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities, lies approximately 7 miles west. Corsham is approximately two miles north, and Chippenham is approximately 7 miles east. Chippenham station has mainline rail connections to London Paddington (journey time from 63 minutes). The M4 (junction 17) is approximately 10 miles distant providing access to London, the South West and linking with the M5 to the north.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Services:** Mains water, gas and electricity. Septic tank shared with the neighboring properties. Gas cooker uses bottled gas.

**Local Authority:** Wiltshire Council

**Council Tax:** Band D

**EPC:** Band D

**Directions:** From Bath, proceed East on the A4 towards Box. On entering Box take the right fork at the traffic lights on to the A365 Devizes Road. At the next traffic lights continue straight over toward Atworth and then take the first left turning into a country lane and the property is found after a few hundred metres on the left.

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



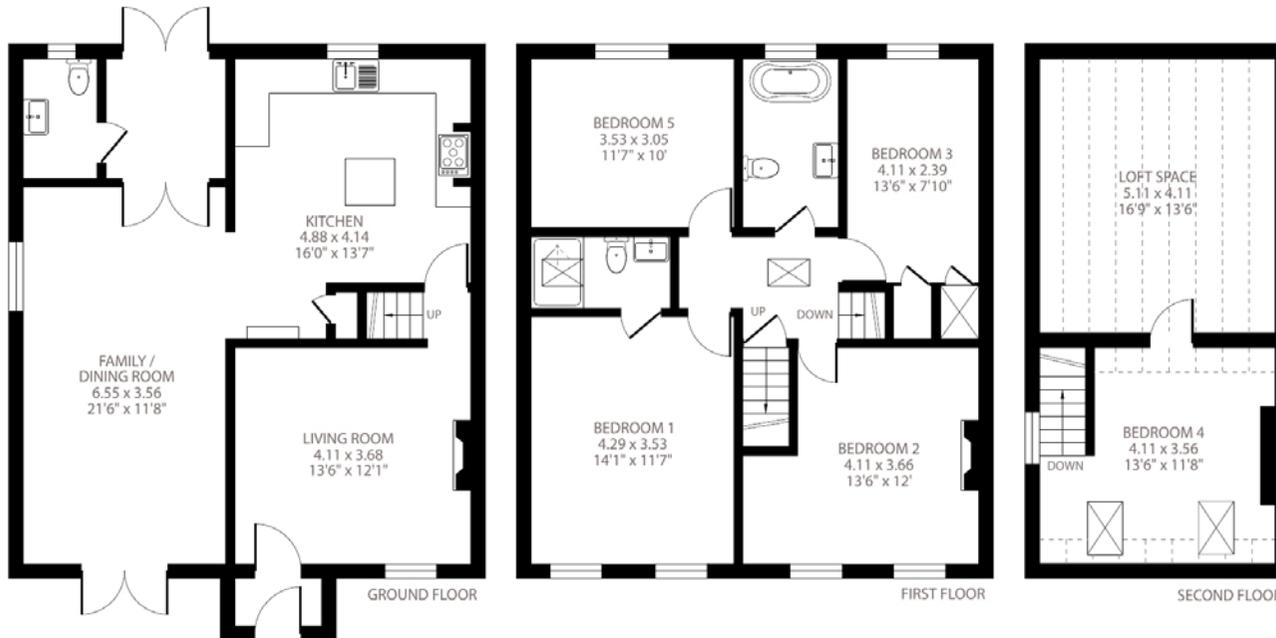


## Longleaze Cottages, Lower Wadswick, Box, Corsham, SN13

Approximate Area = 1669 sq ft / 155 sq m  
 Limited Use Area(s) = 225 sq ft / 20.9 sq m  
 Total = 1894 sq ft / 175.9 sq m  
 For identification only - Not to scale



Denotes restricted head height



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Carter Jonas. REF: 851706



**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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