



hunter  
french

# Cheviot House, 76 High Street, Corsham SN13 0HF

An exquisite offering to the market, Cheviot House is a handsome double-fronted Grade II Listed house that offers highly versatile accommodation and rooms of grand proportions, partnered with a glorious central position that allows occupiers to take full advantage of the many amenities and benefits that come with living on the High Street of this highly sought-after market town.

Fondly remembered by many of the locals when it existed as a school, the wide and welcoming entrance hall on the ground floor boasts well-presented flagstone flooring and provides ample space to store the coats and shoes, as well as a large understairs cupboard to hide away the essentials. On the right hand side, a spacious withdrawing room presents perfectly as an office or play room for families to enjoy. Situated opposite, an inviting drawing room features sash windows with working shutters in addition to a large working wood-burning stove set within the fireplace. Flowing through smoothly from this drawing room, a well-proportioned formal dining room can be found complete with more deep storage cupboards and a pretty feature fireplace. Benefitting from plenty of light owing to the bright dual-outlook over the garden, this dining room leads through to a handy separate utility room which offers extra wall cupboard units as well as a W.C, sink, and airing cupboard, further to additional space, power, and plumbing for a washing machine and tumble drier. At the rear on the ground floor of this magnificent and unique property, an open plan kitchen / breakfast room comes equipped with an 'Aga' oven and hob range, as well as a separate 'Aga' cooker, a Belfast sink with swan neck taps, and the space, power and plumbing for a dishwasher. With attractive polished flagstone flooring and solid wooden worktops, this room is often bathed in natural light in the morning thanks to an impressive bay window that looks out over the garden - A lovely environment in which to enjoy the first coffee of the day!

Gently ascend the notably wide and characterful staircase and you will arrive at an airy and wide landing that supports four double bedrooms of excellent proportion, as well as the main bathroom that has a matching suite comprising of a full-length bath, a W.C, and a sink. This main bathroom also acts as an ensuite to bedroom two, which, like several of the other bedrooms in situ, boasts attractive wooden sash windows with working fireplaces, as well as useful inbuilt storage and a charming period feature fireplace. The occupiers of the main bedroom can enjoy a pleasant dual aspect view of the garden and leafy beyond and also have exclusive access to a substantial en suite bathroom that comes complete with a full-length bath, sink, heated towel rail and W.C.

A secure door from this bathroom provides access up to a cavernous loft space via a fixed staircase. Benefitting from light and power, this notably sizable loft is the beneficiary of 'dormant' approved planning permission and listed building consent to create additional bedroom and office space as well as another bathroom (Planning Portal Reference: 20/02688/LBC). The third bedroom also features a working en suite shower room and inbuilt wardrobe storage whilst the fourth bedroom has plenty of inbuilt storage and two windows that allow in lots of light.

Externally, this exquisite property comes with a quintessentially English walled garden which is level and home to a variety of thriving plants, pretty flowers, and small bushes. Occasionally home to the odd local peacock, this highly private and wonderfully mature garden features a surprisingly generous expanse of lawn which complements the large patio nicely, resulting in a range of inviting seating and hosting areas in which to relax and soak up the direct sunlight. Featuring an area that has been purposefully 're-wilded' to further encourage wildlife, the garden also offers a secure stone shed to hide away the garden essential. Conveniently, this garden also offers secure gated side access that leads out to the stone-built double carport that serves this property, along with an attached secure workshop that could also fulfill a range of other purposes (such as a detached office space for example, subject to any necessary consents).





This house is located in the heart of the town, directly on the High Street of Corsham, which is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds. An area of outstanding natural beauty located around eight miles Northeast of the fine Georgian City of Bath, the town is noted for its fine High Street and offers a wealth of beautiful and historic buildings dating from the 16th Century (such as the Alms House and the historic Corsham Court with its landscaped open parkland). The town caters for a wide range of day-to-day needs with a fair selection of national and bespoke shops, coffee houses, boutiques, restaurants, and a variety of public houses. There are very good local Primary and Secondary schools that can be accessed easily from this house, as well as transport links to feed into the schools in Bath. Corsham Leisure Centre (and a choice of sports clubs) are also close at hand to suit a variety of ages and lifestyles. Commuter links are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 10-15 minutes away); and main line rail services are available from either Bath or Chippenham (with the Chippenham station residing approximately 15 minutes away from this property).

Guide Price £1,250,000

Hunter French

01249 715 775

corsham@hunterfrench.co.uk | www.hunterfrench.co.uk



Additional Information:

Tenure: Freehold Grade II Listed House  
 Council Tax Band: F  
 EPC Rating: E (54) // Potential: B (82)  
 Services: Mains Gas Fired Radiator Central Heating. Mains Water Supply. Mains Drainage. Mains electricity Supply. Single Glazed Windows.

