



Ragge Farm, 1 High Street, Colerne, SN14 8DB

Guide Price £700,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 2
Receptions: 3

Rare to the market and offered with no onward chain, this impressive detached period farmhouse provides almost 3,000 sq ft of character-rich accommodation in the heart of the sought-after village of Colerne, showcasing excellent potential to create a wonderful forever home. This property retains a wealth of period features, including impressive fireplaces, exposed stone walls, wooden beams and attractive flagstone flooring.

The ground floor welcomes you with a central hallway which grants access to two unconverted basement rooms which benefit from light and power. A spacious dual-aspect sitting room with wood-burning stove, and a generous separate formal dining room with further fireplace occupy the two rooms at the front of the house. To the rear is a large kitchen/breakfast room with traditional Aga, cooker, pantry, extensive cabinetry and appliance space, overlooking the garden. A bright garden room adjoins the kitchen and provides flexible space for a playroom or home office, while a downstairs cloakroom completes the floor.

A wide central staircase leads to a bright galleried landing and four well-proportioned double bedrooms. The main bedroom benefits from extensive fitted storage, attractive rooftop and distant valley views, and a spacious en suite bathroom with bath and shower. The remaining bedrooms share a large, naturally lit shower room with walk-in shower, basin and W.C.

Outside, the property enjoys a private, enclosed and low-maintenance south-facing patio garden accented with a few small trees and potted plants, together with a double-width private driveway providing private parking for two vehicles.



Colerne is a thriving village within the Cotswolds Area of Outstanding Natural Beauty, conveniently located between Bath and Chippenham. Surrounded by scenic countryside and walking and cycling routes, it offers a strong community and a good range of amenities, including a primary school, church, pubs, post office, shop, florist and doctors' surgeries. Bath and Chippenham provide further schooling, shopping and transport options, with Chippenham station offering direct services to London Paddington in around an hour and the M4 providing easy access to Bristol and London. Nearby attractions include Lucknam Park, Lacock and Castle Combe.

Additional Information:

Tenure: Freehold Detached House

Council Tax Band: F

Current EPC Rating: D (59)

Potential EPC Rating: C (82)

Services:

Mains gas radiator central heating plus wood-burning stove.

Mains drainage.

Mains electricity.

Mains water.

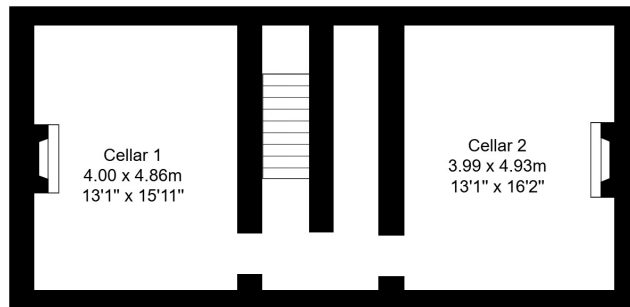
Mix of single and double glazing.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.

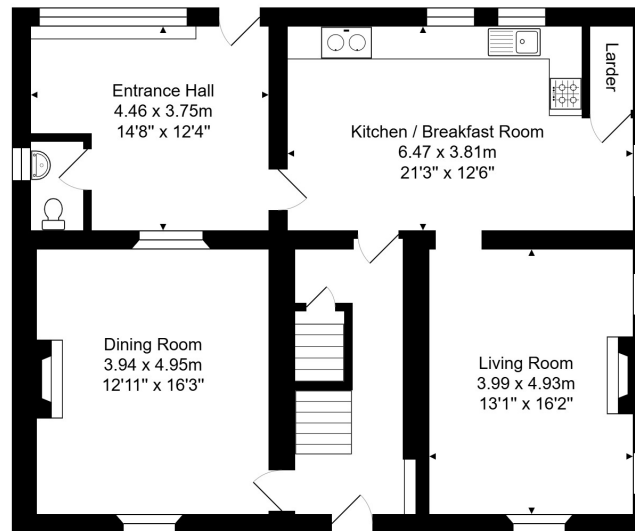


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

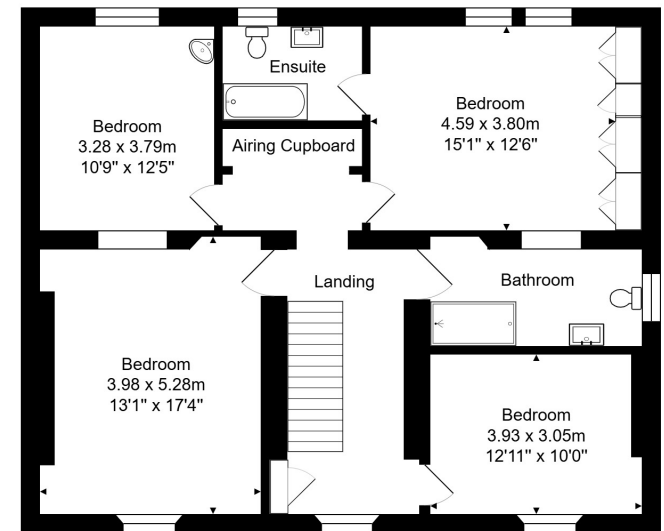
Total Area: 260.0 m² ... 2799 ft²



Basement
Area: 54.0 m² ... 581 ft²



Ground Floor
Area: 102.7 m² ... 1106 ft²



First Floor
Area: 102.7 m² ... 1105 ft²