



1 Atworth Lane, SN13 9TH

Guide Price **£375,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 3
Bathrooms: 1
Receptions: 1

Owned by the same family since its construction in the 1960s, this well-positioned bungalow sits on a highly sought-after and peaceful lane, offering a rare combination of rural tranquillity, gorgeous views, and excellent access to Neston, Corsham, Atworth and Box. The property provides exciting scope for personalisation and potential extension (subject to any required consents), making it an attractive opportunity for those upsizing with vision and investment in mind, as well as those looking to downsize to easy single-storey living.

Set back within a generous plot, the home is approached via a private driveway providing ample off-road parking, complemented by a detached single garage with power, lighting and loft storage. The front garden is attractively landscaped with colourful planting, lawn and mature apple trees, creating a welcoming first impression.

Internally, the accommodation is bright and well arranged. A spacious dual-aspect sitting/dining room forms the heart of the home, featuring wooden flooring, a working fireplace and bi-fold doors opening onto the rear garden, overlooking gorgeous countryside views. The separate kitchen offers a range of fitted units and some integrated appliances, with space for a full-height fridge/freezer and access to a lean-to / porch for shoes and coats.

There are three double bedrooms, all enjoying large windows and served by a generous family bathroom with bath, shower over and potential to reconfigure into a four-piece suite.



The generous and highly private south-facing rear garden is a particular highlight, offering lovely open views and plenty of space to extend into (subject to any required consents). Beginning with a walled courtyard ideal for outdoor dining, the garden extends to a large lawn bordered by mature hedging, fruit trees and productive bushes, with additional features including a pond and greenhouse.

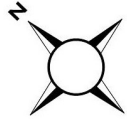
Neston is a popular village on the southern edge of the Cotswolds, close to Corsham, Bath and Bradford on Avon. The area benefits from excellent schooling, leisure facilities, local amenities and strong transport links, including easy access to the M4 and mainline rail services from Bath and Chippenham, making this an ideal countryside home with outstanding connectivity.

Additional Information

Tenure: Freehold Detached Bungalow
Council Tax Band: E
Current EPC Rating: G (20)
Potential EPC Rating: E (52)

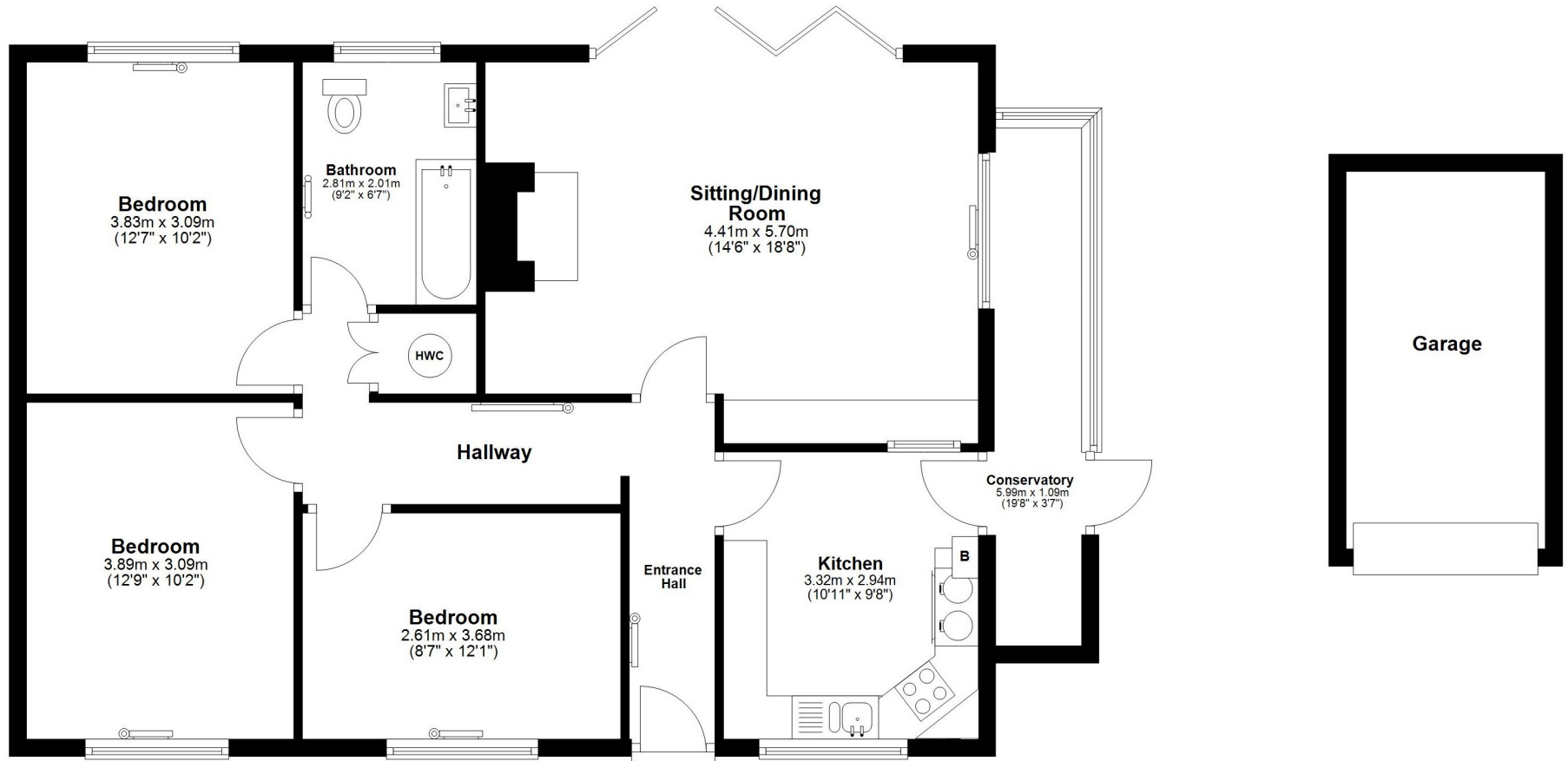
Services:
Electric Heating
Private Solar Panels
Open Fireplace
Private septic tank drainage
Mains water supply
Mains electricity supply
Predominantly Double Glazed





Ground Floor

Main area: approx. 93.2 sq. metres (1002.8 sq. feet)
Plus garages, approx. 10.0 sq. metres (108.0 sq. feet)



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Excellent value | Extensive service | Unrivalled customer care



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