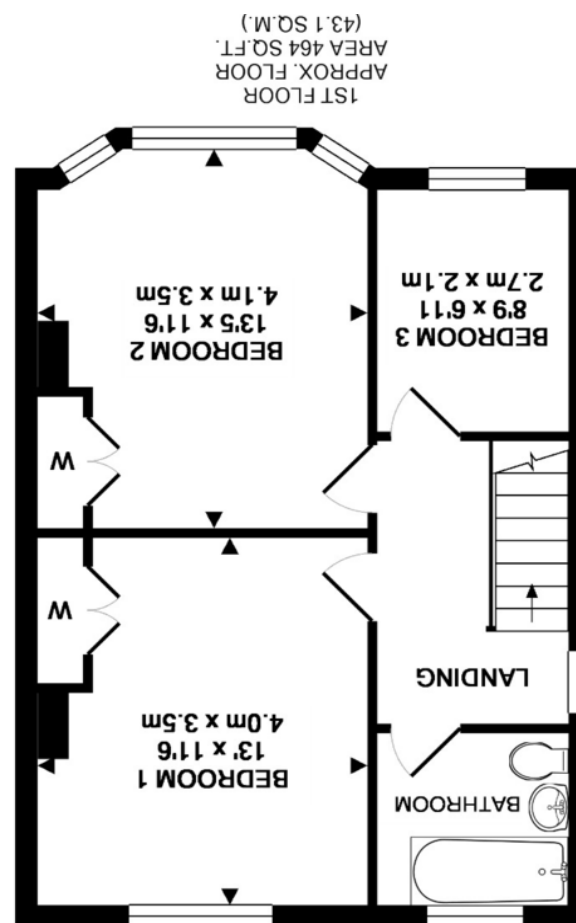
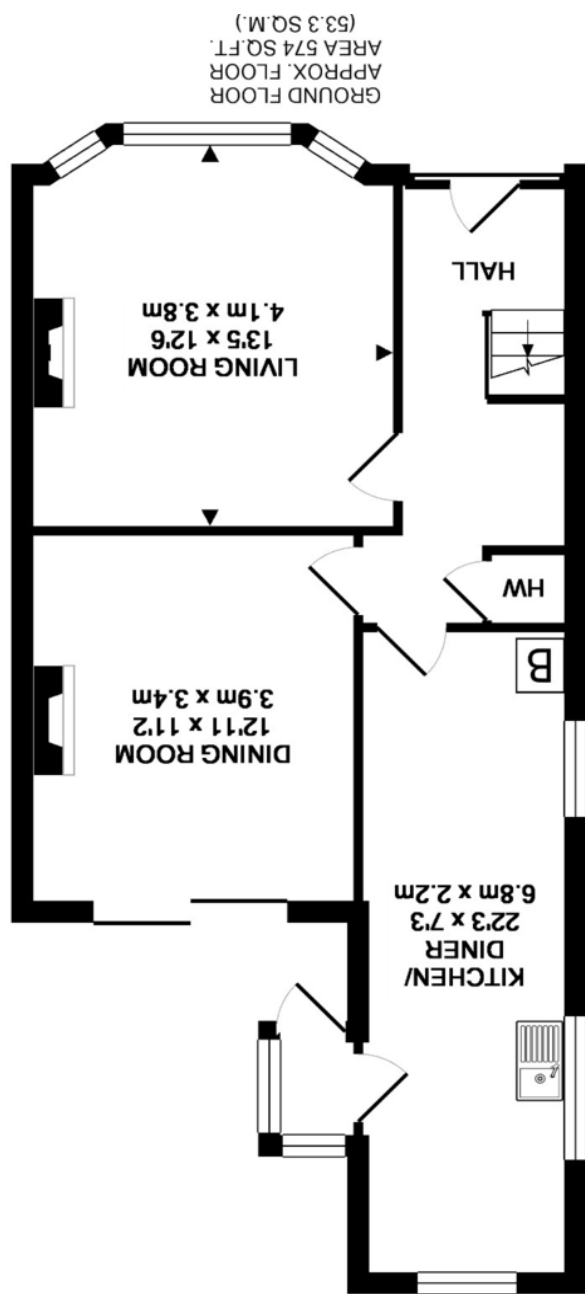


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. It is made with Metropix ©2018

TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.4 SQ.M.)



The Soundings, Velley Hill, Gastard, Corsham, Wilts, SN13 9PU

DAVID INGRAM  
RESIDENTIAL SALES



## The Soundings, Velley Hill, Gastard, Corsham, Wilts, SN13 9PU

- 1930's built semi detached house
- In need of updating
- Long rear garden (approximately 200') backing onto fields
- Three bedroom, two reception rooms
- Garage and driveway parking
- NO ONWARD CHAIN

OIEO - £300,000

### Situation and Description

An exceptionally rare opportunity to purchase a 1930's built semi-detached house which is situated in the popular village of Gastard. The property offers a great deal of scope to update and extend (subject to the necessary consents being granted).

The accommodation on offer comprises entrance hall, rear porch, sitting room with feature fireplace and bay window, dining room opening onto the rear garden, kitchen/diner, two double bedrooms, one single bedroom and a bathroom.

Externally there is a long, mature rear garden backing onto fields (approximately 200' in length), detached garage and ample driveway parking.

Gastard is a popular village with amenities including a public house, village hall and recreation ground, and is within walking distance of Corsham, which has an excellent range of restaurants, pubs and shops. The National Trust village of Lacock is also close by. There is excellent access to Junction 17 of the M4, which is approximately 15 minutes' drive away and Chippenham (approximately 4 miles) with mainline railway station to London Paddington (1 hour, 10 minutes). The World Heritage City of Bath lies approximately 9 miles away.

EPC Rating - E



### Directions

From our office in Corsham turn left onto Pickwick Road. At the roundabout take the second exit onto Pound Hill and proceed straight over the next roundabout following this road for approximately a mile into the village of Gastard. Follow the road up the hill and The Soundings can be found on the right hand side (just before the village hall).