

The Lodge, 6 Cross Keys, Corsham, Wiltshire, SN13 0DT

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A detached, Grade II Listed, three-bedroom home in Corsham with a heating swimming pool and over an acre of gardens and grounds, which would benefit from some modernisation.

Grade II Listed lodge house | 3 double bedrooms | 3 reception rooms | Heated swimming pool | 1.02 acres | Single garage | Would benefit from some modernisation |Granted planning permission in place | Potential to develop further | No onward chain

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Situation

The picturesque town of Corsham offers a variety of independent shops, cafés and traditional pubs, including the award-winning Methuen Arms, alongside The Pound Arts Centre, a vibrant venue with a 100-seat auditorium. The historic Corsham Court, a former Saxon royal manor set within beautiful parkland, is also close by.

Corsham's distinctive architecture has made it a popular filming location for productions such as Poldark, Rivals and other period dramas. The area is well served by excellent schooling in both the state and private sectors, including Stonar and Heywood Prep School, with convenient access to bus services for Kingswood, Royal High and Prior Park.

Communications are strong, with easy access to the M4 (J17), and Chippenham station just over 4 miles away, offering high-speed services to London Paddington (approx. 80 minutes), Bristol Temple Meads (approx. 25 minutes) and the Southwest. The World Heritage city of Bath is just over 9 miles away, renowned for its Roman history, Georgian architecture and extensive cultural, leisure and shopping amenities.

Description

The ground floor provides an excellent balance of formal and informal reception space. A generous drawing room offers an elegant principal reception area, complemented by a separate sitting room and a well-proportioned dining room (currently used as a study), creating versatile spaces for both everyday living and entertaining.

The spacious kitchen/breakfast room forms the heart of the home, with ample room for dining and direct access to the outside, making it a highly sociable and practical space. A utility area with shower, separate WC and additional storage further enhance the functionality of the ground floor.

On the first floor, The Lodge offers three well-sized bedrooms, including a particularly generous principal bedroom with views over Hartham Park grounds. The bedrooms are served by a family bathroom with a separate W/C. The bathroom is in need of modernisation but offers an excellent space for the next owner to make their mark.









Outside

The Lodge is set within a generous plot extending to approximately 1.02 acres, offering a rare combination of garden, grounds and adjoining land. The immediate grounds surrounding the house provide a private and enclosed garden area, ideal for outdoor dining and family use.

Behind the single garage is a terraced area with an in-ground swimming pool. The pool is heated by a recently fitted air source heat pump.

Beyond this, the land opens out into a larger area of gently sloping pasture/orchard, creating an attractive and versatile setting with potential. Bordered by established trees and hedging, the plot enjoys a good degree of privacy while still being conveniently located within the town.

The land offers a variety of possible uses, including recreational space, gardening, small-scale grazing or potential for further landscaping, subject to any necessary consents.

History

The Lodge is believed to be one of three lodge houses originally serving the Hartham Park estate. The three identical properties were built in 1892, and in the early 1900s they were transferred into private ownership. In the early 1980s, The Lodge was extended to the rear and in 1986 it was classified as Grade II Listed.

Agents Note: Planning permission has been granted for a range of improvements, including the addition of a dormer window and balcony to the principal bedroom, the creation of an open-plan kitchen/dining area with bi-fold doors, the reconfiguration of the staircase, the addition of a fourth bedroom, and the demolition and replacement of the existing garage. Planning reference number: PL/2022/09033.

General Information

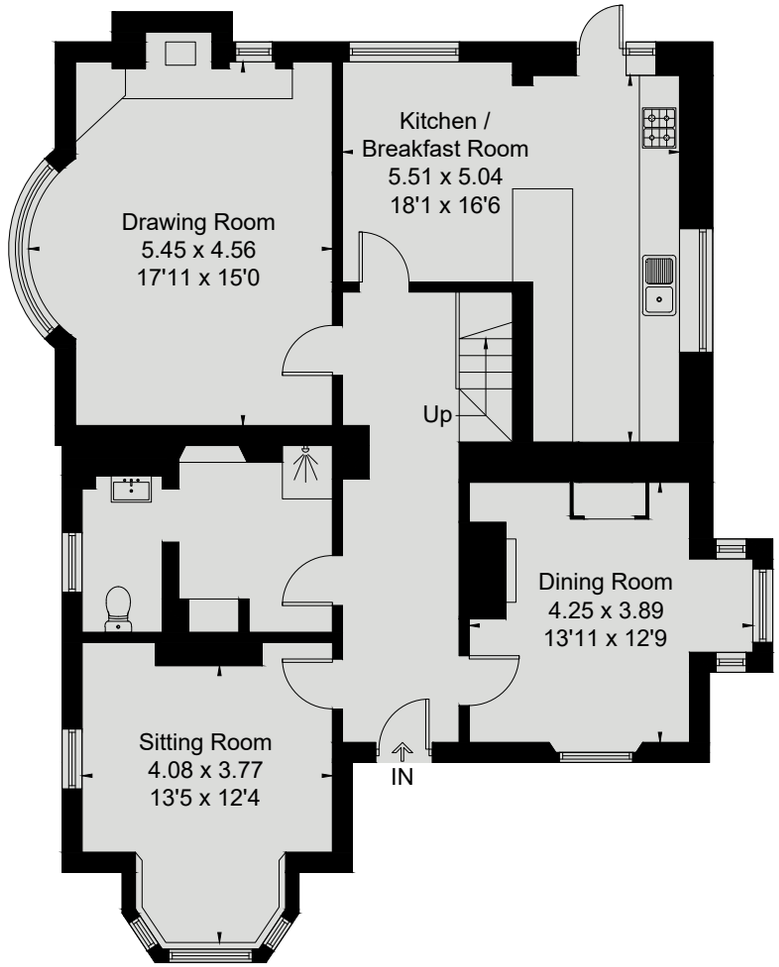
Council Tax Band – E. Tenure – Freehold. Services – Oil fired central heating. Mains drainage, electric and water. Restrictions – Grade II Listed



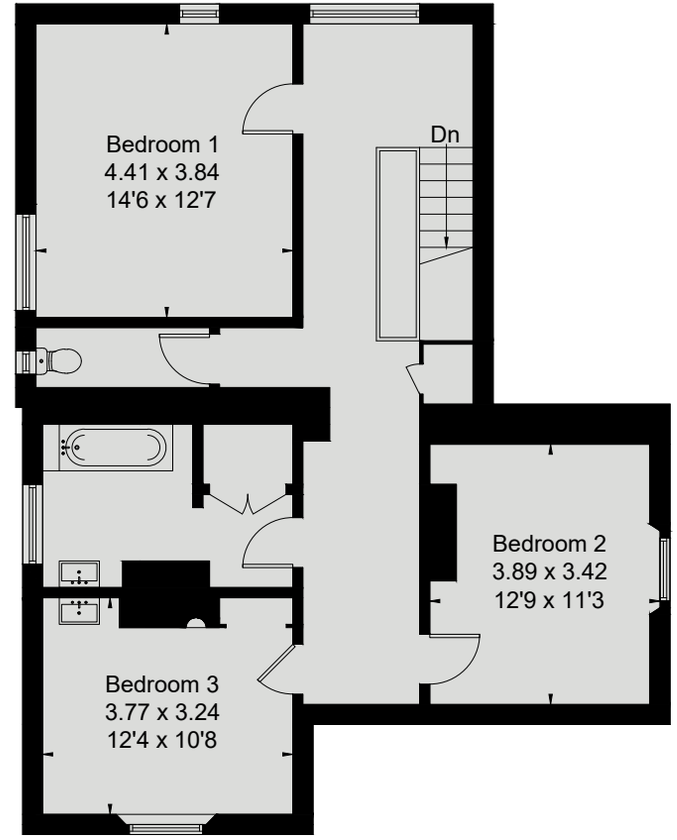




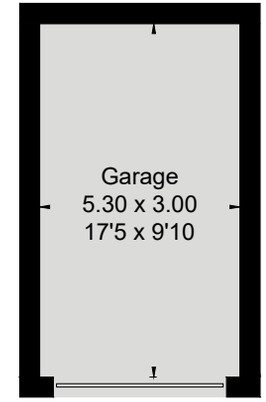
Approximate Floor Area = 183.0 sq m / 1969 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 198.9 sq m / 2140 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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