



**THE OAKS, RODE HILL, COLERNE, SN14 8AR**  
£2,750 per month\*

**Carter Jonas**



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## Peaceful splendour - A recently renovated 4 bedroom, 2 bathroom home on the edge of the village of Colerne with large garden, gated driveway parking and various outbuildings.

- Kitchen/Dining Room
- Living Room
- Utility area
- Cloakroom
- Four bedrooms
- Two bathrooms
- Driveway parking

### THE PROPERTY

A wonderful detached family home just on the outskirts of the village of Colerne, 5 miles north east of Bath City Centre. The Oaks has been the subject of complete renovation over recent years and now offers immaculate accommodation of Living Room with woodburner, kitchen/dining room with appliances of range cooker with ceramic hob and dishwasher. There is plumbing for washing machine and space for tumble dryer in a separate utility area adjacent to the kitchen. Also on the ground floor is a panelled hallway, cloakroom, family bathroom with bath and separate shower and two double bedrooms, both of which have French doors to the garden. Stairs rise to the first floor where there are two further double bedrooms, one with en suite shower room. Approached via gates across a driveway, The Oaks offers a variety of outbuildings including a double carport and these outbuildings could be used for storage, workshop or even a gym area or home office. The gardens surround the house on two sides and offer a wonderful level lawned area. This really is a fabulous family home within a rural setting, but being less than 15 minutes drive from Bath City Centre. Offered unfurnished and available 1 May 2025.

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band F (please see Wiltshire County Council website for current cost)

Mains electric, and mains water. Oil heating.

Parking: Driveway parking for numerous vehicles.





Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3,000 per calendar month: Holding deposit of 1 week's rent £692.30 Security deposit of 5 weeks rent £3,461.50

OUTSIDE

Driveway parking for numerous vehicles and a splendid level lawned garden that wraps around the property in addition to various outbuildings that are good for workshop use, or general storage.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band F
Directions	



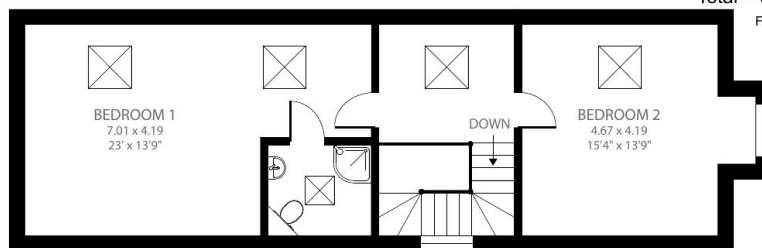
## Rode Hill, Colerne, Chippenham, SN14

Approximate Area = 2161 sq ft / 200.7 sq m (excludes carport)

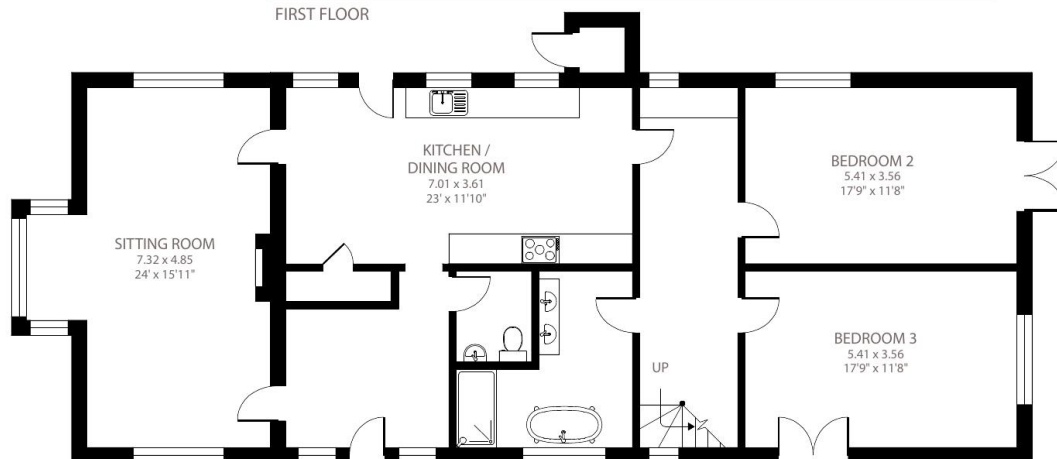
Outbuilding(s) = 1073 sq ft / 99.7 sq m

Total = 3234 sq ft / 300.4 sq m

For identification only - Not to scale



FIRST FLOOR

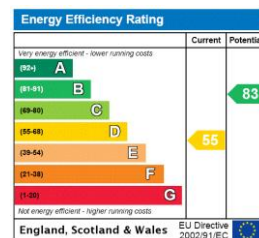


GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023.  
Produced for Carter Jonas. REF: 1030549



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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