



BOX BOTTOM HOUSE
The Ley, Box

Carter Jonas

BOX BOTTOM HOUSE, THE LEY, BOX, CORSHAM, WILTSHIRE, SN13 8EW

- Corsham 3 miles
- Bath 6 miles
- Chippenham 7 miles (London Paddington from 75 minutes)

Box Bottom House:

Reception hall • Sitting room • Kitchen/dining room
• Utility room • Cloakroom • Master bedroom with en suite bathroom • Three further bedrooms • Family bathroom • EPC band D

The Old Toll House:

Reception hall • Sitting room • Bedroom • Bathroom
• Kitchen/Dining room • Utility room • Gardens • EPC band E

DESCRIPTION

Box Bottom House is a modern detached property in a tranquil position on the edge of the village of Box, backing onto a wooded valley of which it overlooks. In addition is a one bedroom detached former toll house, allowing for an excellent income potential of dual living.

The main house is well placed in its grounds, a gated entrance leading onto a large gravel parking area and to the detached double garage. The property is constructed of Bath stone ashlar elevations under a slate tile roof with stone mullions with double glazed leaded inserts. The accommodation is well presented across two floors, the ground floor rooms accessed off a wide and welcoming reception hall. The hall has a slate stone floor that leads through to the kitchen/dining room, with an Aga and a bow window to the side and utility room. The far side of the hall is the substantial sitting room, again with a bow window and a fitted wood burning stove, over looking the gardens. The first floor has the main bedroom with an en suite bathroom, three further double bedrooms and a family bathroom with a separate shower cubicle.

A MODERN DETACHED FOUR BEDROOM PROPERTY WITH AN ADDITIONAL ONE BEDROOM FORMER TOLL HOUSE SET IN LARGE GARDENS OF AROUND AN ACRE WITH LOVELY VIEWS, GARAGING AND OFF STREET PARKING IN AN EXCELLENT LOCATION.





A large door from the hall leads out into the garden, which is laid to lawn and faces south to make the most of the sunshine and backing onto woodland, providing lovely rural views.

The Old Toll House sits above the main house, offering privacy between the properties and has spacious accommodation across two floors and presented in good order throughout. A large welcoming reception hall with stone floors and a wood burning stove welcome you, leading through to a large sitting room with a bow window with lovely views. At one side of the house is a large double bedroom and bathroom, whilst the far side has a huge kitchen/dining room with stairs leading down to the boiler room and utility. A door leads directly from here into the garden.

SITUATION

Located on the edge of the pretty village community of Box which is equidistant of Bath and Chippenham. This secluded property borders an extensive wooded area of the Hazelbury Manor and there are many excellent walks in the area. Local amenities are only a short 5 minute walk away in Box which include The Quarryman's Arms pub, village shop and cafe. The City of Bath is only 7 miles away with its wealth of restaurants, shops and cultural attractions including the Roman Baths, Museum, The Royal Crescent and the Theatre Royal. High speed rail links are available from Bath Spa and Chippenham Stations to London Paddington. The property is well placed for commuting with easy access to the M4 (Junctions 17 and 18) and the wider motorway network. An excellent village primary school is supported by an extensive selection of prestige schools in Bath including Prior Park, Stonar, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood, as well as two universities. Further afield but within easy reach are Badminton, Downside, Marlborough and St Mary's Calne.

ADDITIONAL INFORMATION

Tenure: Freehold

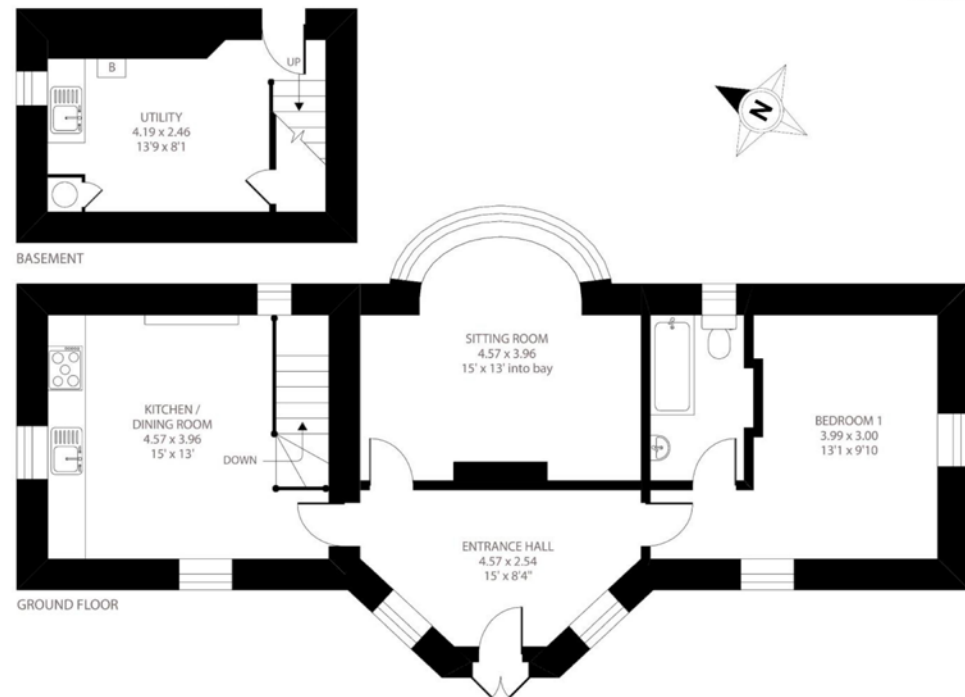
Services: Mains gas, water and electricity. Private drainage

Council Tax: Band G

Viewing: Strictly by appointment with Carter Jonas



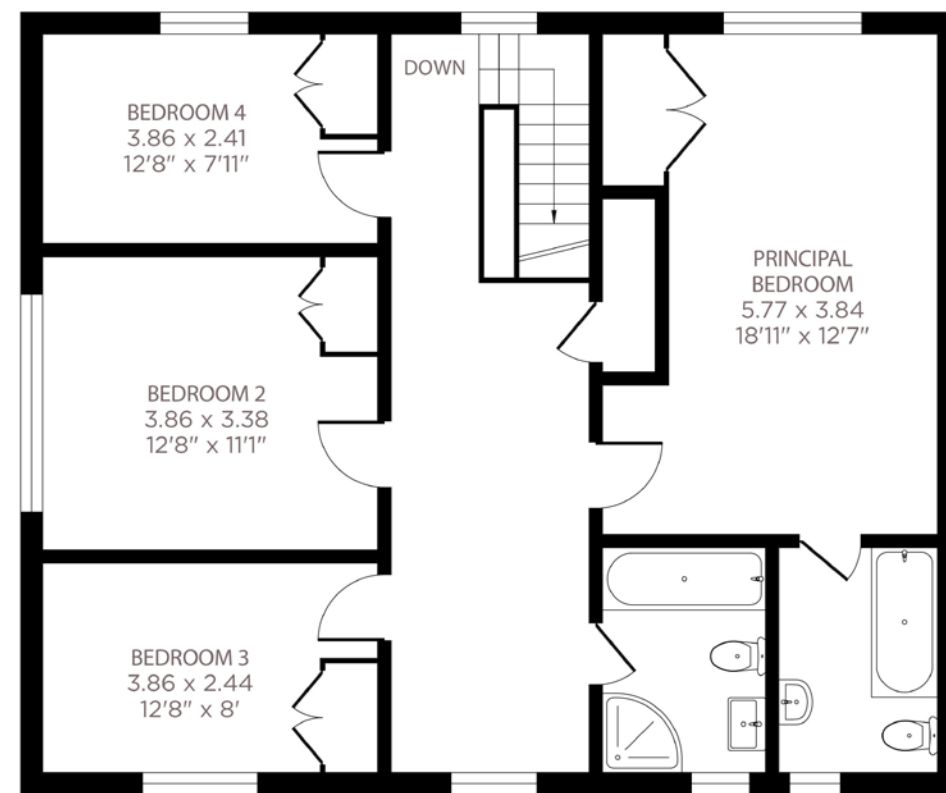
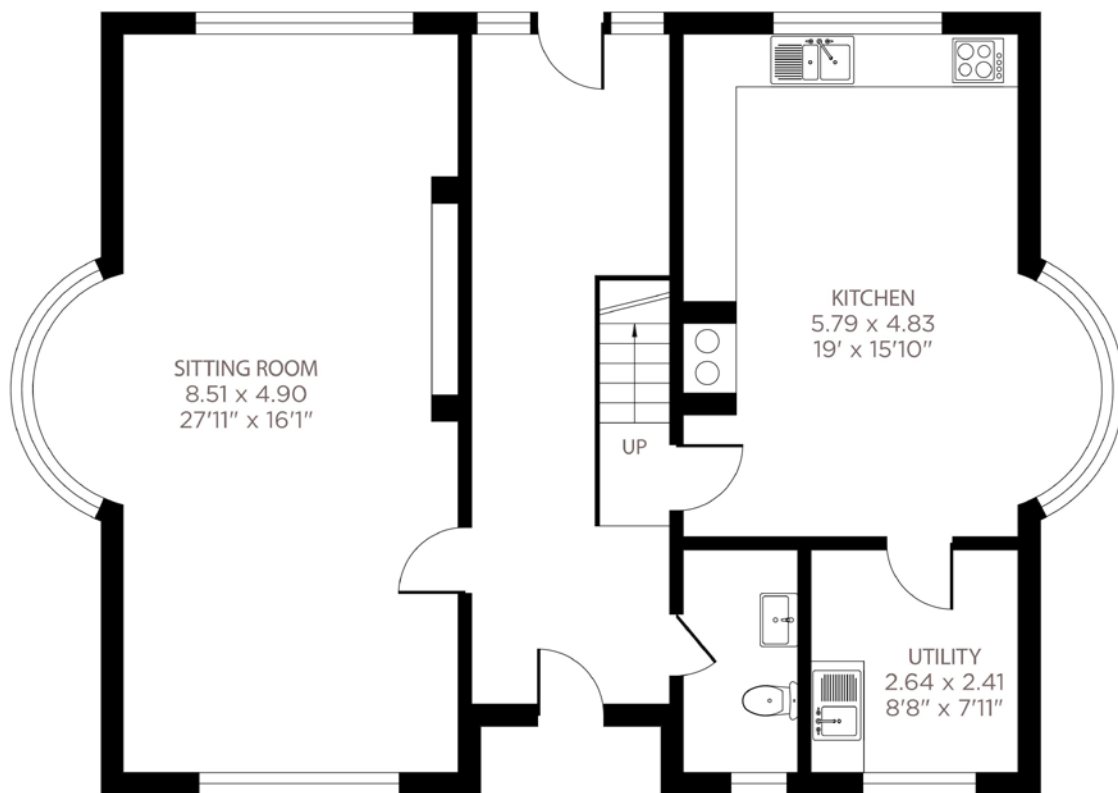
Approximate Area = 812 sq ft / 75.4 sq m
For identification only - Not to scale





Approximate Area = 1910 sq ft / 177 sq m

For identification only - Not to scale



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