



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)

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

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. The 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 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.

A MODERN DETACHED PROPERTY SET IN LARGE GARDENS WITH LOVELY VIEWS, GARAGING AND OFF STREET PARKING IN AN EXCELLENT LOCATION







LOCATION

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

Viewings: Strictly by appointment with Carter Jonas.

Directions: From Bath take the A4 to Box. As you arrive in Box take the right turning at the traffic lights towards Melksham. After a short distance turn left into The Ley and the house is then seen ahead of you as you reach a bend in the lane.

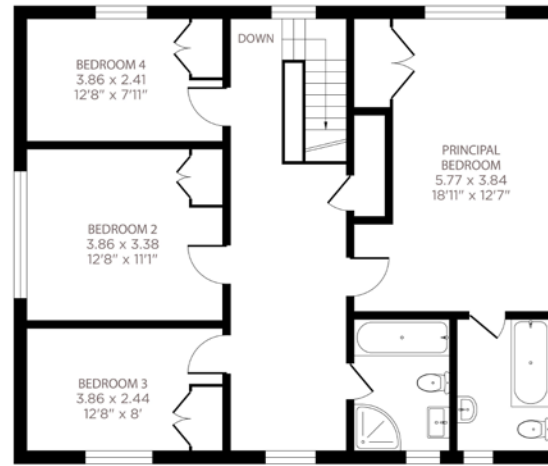
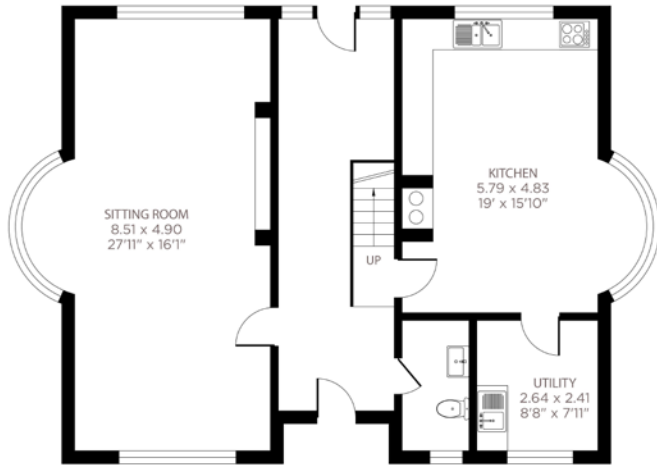




The Ley, Box, Corsham, SN13

Approximate Area = 1910 sq ft / 177 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2022. Produced for Carter Jonas. REF: 851703



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.