



Hill Cottage

Box, Wiltshire



An attractive detached four bedroom home, in a semi-rural position.

Box <2 miles, Corsham 3 miles, Bradford on Avon 5 miles, Chippenham <7 miles, Bath <7.5 miles
(All distances are approximate)



4



2



4

Summary of accommodation

The House

Ground floor: Porch | Entrance hall | Living room | Sitting room | Dining room | Kitchen/breakfast room | Cloakroom

First floor: Principal bedroom en suite bathroom | 2 double bedrooms | Single bedroom | Bathroom

Gardens, Grounds & Outbuildings

Lawns | Terrace | Double garage & office | Parking

In all approximately 0.30 acres



Situation

Times and distances are approximate.

Chapel Plaister is a hamlet situated between the highly desirable village of Box, and the picturesque market town of Corsham, both offer a great range of day to day amenities.



Forage at Wadswick and Wadswick Country Store are within walking distance, and The Bird House Café in Box is only a short drive away.



Box Recreation Ground provides great leisure facilities including a children's play area, tennis courts, cricket and football pitches.



Bath, Bradford on Avon and Chippenham are close at hand with a wider range of shops, restaurants and cultural activities for all of the family.



High speed rail links are available from Bath Spa and Chippenham stations at a journey time from 75 minutes. The property is well placed for commuting with easy access to J17 and J18 of the M4. There is a bus stop at the bottom of the road which provides regular services to Corsham, Bath and Chippenham.



There is a good primary school in Box; and an excellent selection of schools in Bath and the surrounding areas.



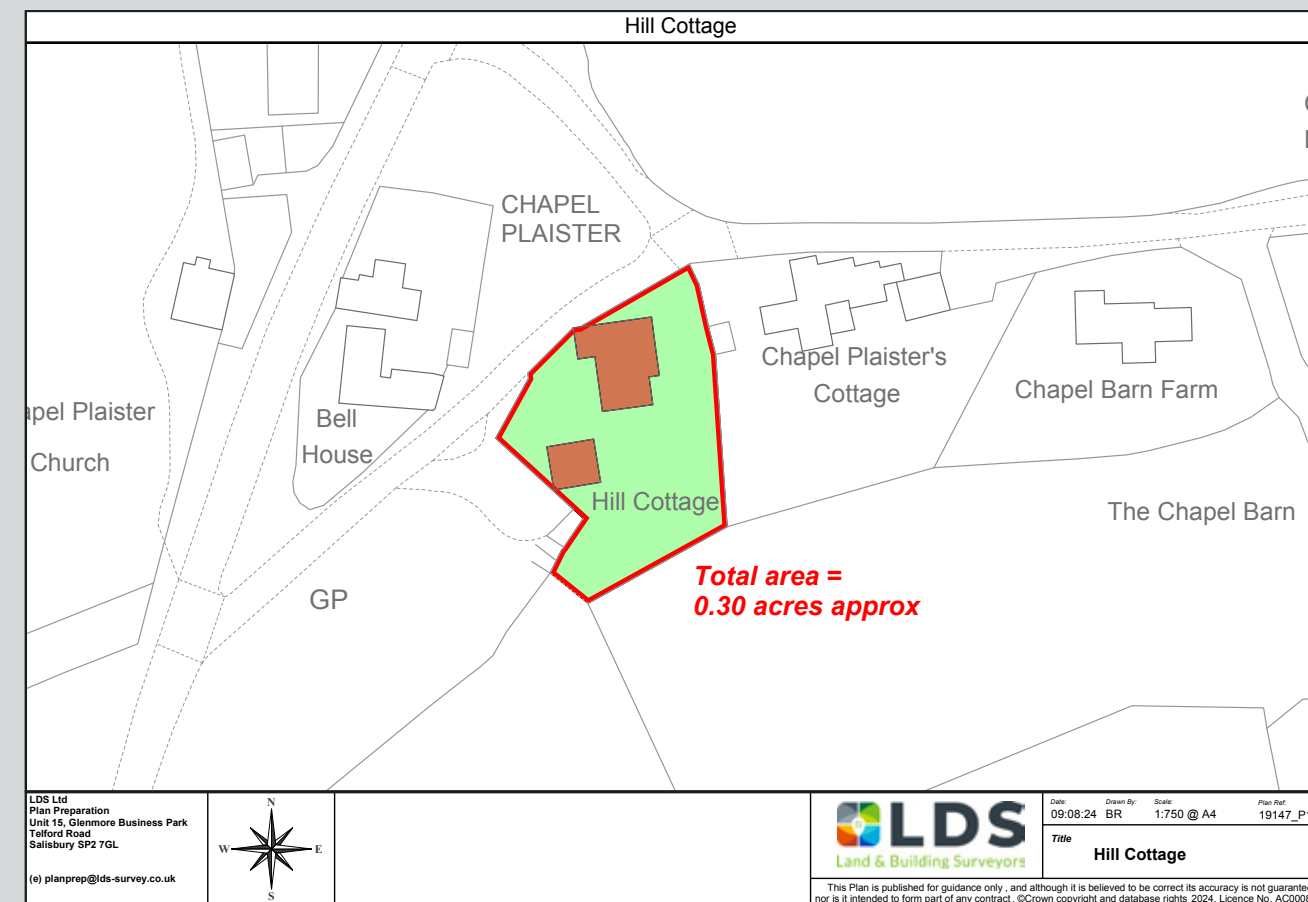
The House

Hill Cottage is a well presented home, with its accommodation arranged over two floors.

On the ground floor from the entrance hall is the living room which is especially light, with French doors leading out to the terrace and garden. There is a gas fire and superb southerly views towards the Westbury and Salisbury Plain. From here there are two further good sized reception rooms, the sitting room with wood burner and the dining room.

At the heart of the house is the kitchen/breakfast room which was re-fitted by the current owner about 10 years ago. It features a central island, AGA and a door to the garden. There is also a cloakroom on this floor.

On the first floor is the principal bedroom suite with double bedroom, dressing area, en suite bathroom and lovely rural views. There are two further double bedrooms, a single bedroom which is used as a study and a bathroom.



Gardens, Grounds & Outbuildings

The property is approached onto a private gravel driveway where there is plentiful parking in addition to the double garage. There is a cloakroom on the ground floor and a large office and cloakroom on the first floor. This could be converted to an annexe, subject to obtaining the necessary consents.

The mature gardens are mainly walled and comprise two separate areas. The larger is to the south of the house, with lawns, mixed borders and ornamental trees including a fine magnolia.

There are two entertaining terraces, one features a pretty summerhouse, and the other is a great spot to take in the far reaching views across the open countryside. There is also a pond and a greenhouse.

Property Information

Postcode: SN13 8HZ

Tenure: We are advised that the property is Freehold.

Services: Mains water and electricity. Private drainage (septic tank). Gas fired central heating.

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: Band G

EPC: C

Guide Price: Offers in excess of £1,100,000

What3Words (SN13 8HG)

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Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

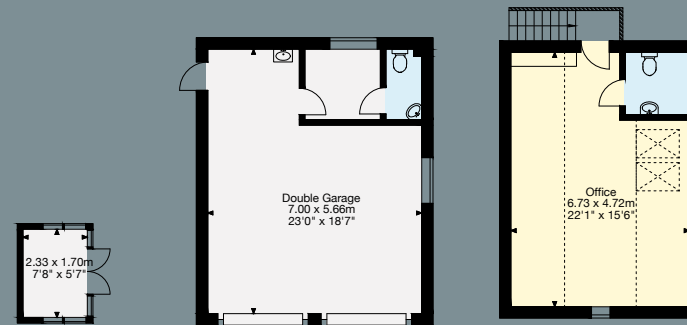
Main House = 221 sq.m / 2,376 sq.ft

Garage = 71 sq.m / 766 sq.ft

Summerhouse = 4 sq.m / 43 sq.ft

Total Area = 296 sq.m / 3,185 sq.ft

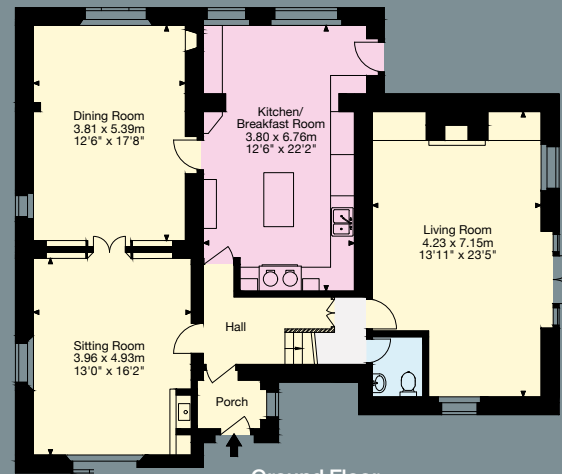
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



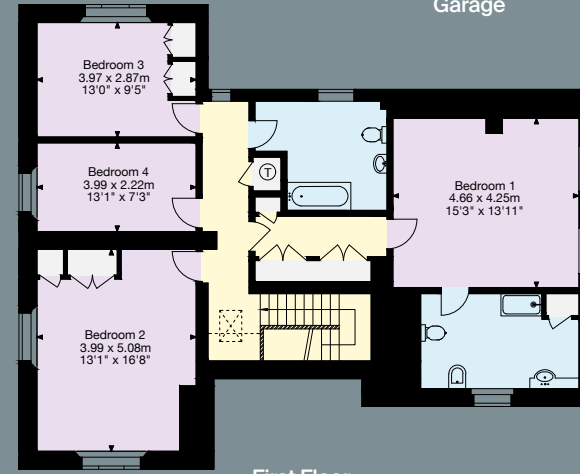
Summerhouse

Ground Floor

First Floor



Ground Floor



First Floor

Garage

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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