



13

BIPPEAN  
COTTAGE



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ESTATE AGENT

# “Biffin Cottage”, 13 Market Place, Box, SN13 8NZ.

**Guide Price £350,000.**

Comfortably cosy cottage in the heart of ever popular Box to the east of Bath. Beautifully presented living spaces & pretty garden.

The ground floor has a comfortable sitting room at the front the front of the house. This boasts a stone fireplace with wood burner & attractive flooring. The adjoining kitchen has a stable door to the pretty rear garden and quarry tiled floor. The ground floor accommodation has an extra dimension beyond the kitchen where we find two more rooms. These are presently a third bedroom & adjoining dressing room. This space is the ideal area for a home office & breakfast room, what would you use it for? Note; This extra space means the neighbouring house has a “flying freehold” above it. Both the front door & back door are stable doors for that rural summer feel. Upstairs there are two double bedrooms, the larger of which has fitted wardrobes. Lastly there is a very smart & well-designed bathroom with "double Japanese soaking bath" with shower above & tiled walls. The boiler was new in 2022 & the interior has been sympathetically redecorated.

Externally the pretty garden enjoys a southeast facing aspect providing a sunny retreat to relax or get stuck into the flowerbeds & borders. There are also two storage sheds & a summer house.

Favourably positioned Biffin Cottage in the Market Place is in the heart of this thriving & popular community. This sought-after village is superbly well situated for access to Bath, the M4 & more obviously the A4. We find enviable village amenities including an excellent primary school, a smart new Londis store, village hall with library, Budgens, family butcher, church, pub, post office/shop, curry house, doctor’s surgery & the excellent “Rec” – an impressive open space resource with cricket, football & basketball pitches, bowling club, tennis courts & playground. The surrounding countryside & wooded hills are perfect for invigorating walks with dogs & children. Nearby Georgian Bath offers city centre shopping, entertainment, night life & rail links to London & Bristol. Corsham has good market town amenities & an attractive old high street plus secondary school.

- Beautifully presented village home
- Two or three bedrooms
- Sitting room with wood burner
- Pretty cottage garden
- Kitchen overlooking the garden
- Third bedroom or home office space





*Character cottage in the heart of Box*

*Beautifully comfortable*

*Sunny rear garden*

