



CORTON



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ESTATE AGENT

Corton, Lower Kingsdown Road, Box, SN13 8BB. Guide price: £1,000,000

Corton has very well-presented flexible accommodation & captivating views from an exceptional location.

The principle living spaces at Corton are the fashionably open plan kitchen breakfast room & adjoining open plan living & dining room. Both enjoy the views & access to the raised terrace looking over the gardens. The garden room adds a further dimension to already generous accommodation. There is also a study for home workers, utility room & cloakroom. The first floor has four bedrooms, the three best ones have views along the Bybrook valley, the last is at the front of the house & used as a dressing room. The master bedroom has an ensuite shower room & walk in wardrobe. The house benefits from a thorough modernisation programme made since 2015. This includes new drains, hardwood garden room, re-roofing, new boiler, new bathroom & ensuite, new rads, full redecoration inside & out plus a host more! The property benefits from rectification works relating to historic movement which was certificated under insurance at the time & fully endorsed in 2023 by a structural engineer review.

Beyond the broad sun terrace at the rear of the house the gardens slope away with hedges along the borders. We find an attractive studio or potting shed near the handsome cedarwood greenhouse for the green fingered who will find lots to get stuck into unless you go for the "wilded" approach! Those with dogs & older children will love the garden at Corton. Lastly there is most useful storage in the double garage at the side of the house. This is essential viewing for the discerning house hunter.

Kingsdown is set high above the Bybrook valley east of Bath near the thriving villages of Box & Bathford, both enjoying excellent village amenities & good primary schools. The market town of Corsham is just up the A4. Georgian Bath offers city centre shopping, entertainment & nightlife plus rail links. The M4 motorway can be accessed at either junction 17 (Bath) or junction 18 (Chippenham). This is good walking country too; children & dogs will love it here. There is even a golf course, pub and private indoor swimming pool within walking distance.

- **Detached country home with views**
- **Kitchen breakfast room**
- **Four bedrooms, two bathrooms**
- **Study, garden room & utility room**
- **Open plan sitting room & dining room**
- **Gardens & storage in double garage**





*Four bedrooms &
two bathrooms*

*Fine views from this
elevated position*

*Smartly presented very
comfortable spaces*

