

## Branton, Barn Piece, Box, SN13 8LF. Price £700,000.

Comfortable & flexible living spaces with views set above ever popular Box to the east of Bath. Lots of room to spread into & double garage.

Branton has much to offer a variety of buyers with its ample & flexible living spaces all set on one convenient level. The accommodation presently comprises of three receptions: a large triple aspect sitting room, a snug or study and a separate dining room. One might spend a good deal of time in the kitchen breakfast room which offer s sociable place to cook, eat, drink & entertain friends & family. The main bedroom has patio doors to the garden, a dressing room & ensuite shower room. There are two more double bedrooms plus another room off one od them, presently used as a fourth bedroom. These share the family bathroom which has both bath & shower cubicle. three of the best rooms link very nicely to eth wrap around patio & the gardens. Lastly, we find a utility room. Externally a patioed terrace wraps around the rear of the house & has steps down into the well-stocked gardens with deep borders set around the lawn. To the front is a further raised patio and driveway parking in front of the double garage.

Favourably positioned Branton is set above the heart of this thriving & popular community, yet off the beaten track hidden. 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, village hall with library, Budgens, family butcher, church, pub, post office/store, 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.

- Detached bungalow with views
- Kitchen breakfast room & utility



- Elevated position in popular village
- Three good receptions



• Three bedrooms (plus another off one!)

EPC - D

Double garage & garden















A secret spot in the centre of Box

Beautifully comfortable living spaces

Attractive garden & lovely home office (studio

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale. Jeremy Jenkins Estate Agent Limited Registered No. 07110935, 1 Abacus House, Newlands Road, Corsham, Wiltshire, SN13 0BH. A wholly owned subsidiary of Grampus Property Company Limited. List of directors available on request. Registered in England: 07115125.

