



**JEREMY JENKINS**

ESTATE AGENT

# 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!)
- Double garage & garden

**EPC - D**





*A secret spot in the  
centre of Box*

*Beautifully comfortable  
living spaces*

*Attractive garden & lovely  
home office/studio*

