



  
**JEREMY JENKINS**  
ESTATE AGENT

# “Dormy”, Kingsdown, Box, Wiltshire, SN13 8BP.

**£575,000**

Captivating views over the Bybrook valley from Kingsdown between Bath & Box. 5 bedrooms, 2 Bathrooms, 3 receptions, long garden, carpark with space for three cars.

The living room is dual aspect & well proportioned at 22'5 x 14'11 with a fireplace & bay window looking across the beautiful valley below. The smaller second reception is also dual aspect & overlooks the garden. The study could be “knocked through” into the existing kitchen to create a lengthy kitchen family dining room also enjoying the views. The entrance hall has adjoining utility & cloakrooms.

The first floor offers five bedrooms, three of which look out across the valley. All five benefit from fitted wardrobes or built in cupboards: there's no shortage of storage! There is an ensuite shower room plus the family bathroom. Lots of space for family to “work, rest & play! ”.

Externally the house is approached from the private carpark via a footpath or down two flights of steps past the planted banks & beds in the front garden. The rear garden is lawned with a patio seating area, flower beds & borders. There a two garden sheds; loads of room for children & dogs to run riot whilst the “green fingered” veteran or aspiring gardener will find plenty to get stuck into in the warm sunshine.

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, pubs and private indoor swimming pool & gym within walking distance. The area is well served by a variety of village & country pubs - worth a visit for a meal or a drink in the sunshine. **EPC – C.**

- **Country home with far reaching views**
- **Five bedrooms & two bathrooms**
- **Two good receptions plus study**
- **Kitchen breakfast room**
- **Utility room & cloak room**
- **Gardens & private car parking**





*Five bedrooms &  
two bathrooms*

*Fine views from this  
elevated position*

*Well located near Box  
close to Bath*

