



📍 The late Mrs Margaret Doreen Bryan, Cefn Henley Lane, Box, Box, Wiltshire, SN13 8EL

🏠 Guide Price £700,000

There are wonderful far reaching views from this 3 bedroom detached home with so much to take in and enjoy. Designed and built for the previous owners in the early 1960s and then owned by the same family since 1984, the house is set in substantial gardens of about half an acre.

- 3 Double Bedroom Detached Family Home
- Stunning And Far Reaching Views Towards Colerne
- Set In Well-Maintained Gardens Of Approximately Half An Acre
- Bespoke Property
- Immaculately Presented Throughout
- Double Integral Garage
- Potential To Add Loft Rooms Subject To Planning
- Village Location
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



There are wonderful far reaching views from this 3 bedroom detached home with so much to take in and enjoy. Designed and built for the previous owners in the early 1960s and then owned by the same family since 1984, the house is set in substantial gardens of about half an acre. Located in an elevated position, a short walk to the centre of Box village, Cefn is just a short drive up Henley Lane before opening up to the private driveway and large and well-maintained gardens which surround the property. The house is accessed along a sloped path on one side, or steps on the other, into the spacious hallway which has 3 useful storage cupboards. Off the hallway is the living room with dual aspect windows on three sides, one of which is a bay taking advantage of the views towards Hazelbury Manor and another large window and a door to the level patio with raised beds and a pond, and lovely views of the adjacent woodland. Both the kitchen and bathroom were fitted in the 80s but are immaculate in their condition and presentation, whilst the 3 bedrooms, all of which are double, have tremendous views of the gardens and in the largest two bedrooms the view extends over Box valley towards Colerne. The property has a huge loft with windows and a partitioned office. Subject to planning, there is much potential to add a couple of bedrooms with en suites which would add value and further complement the property and its value. The surrounding gardens are mainly laid to lawn with a mixture of flat areas and gentle slopes whilst the private driveway leads to a level parking area up to generous one and a half integral garage with folding doors. In addition there is a garden store and separate utility room with a sink, kitchen units and a W.C and many established trees, bushes and shrubs. In short this is a superb family home, the garden is a sun trap with shaded areas and the views are stunning. It is well-presented throughout, would make a lovely home and a credit to the current owner

Situation

Box is a popular Wiltshire village offering an excellent range of local facilities which include post office, general stores, newsagent, butchers, chemist, library, doctors surgery, public houses, church and local primary school. The Georgian City of Bath (circa 6 miles) offers a more comprehensive range of facilities. There are mainline railway links to London, Bristol and Swindon from Bath and Chippenham.

Property information

Council Tax Band: F

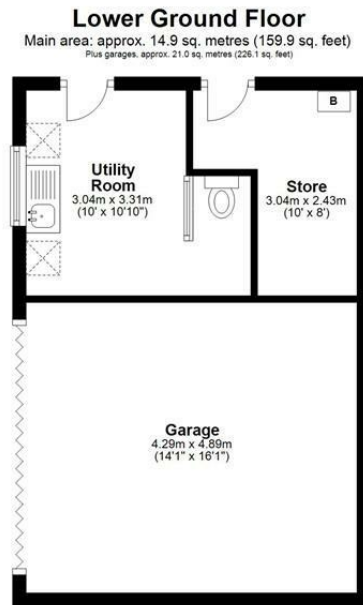
Double Glazed

Mains Services

EPC Rating

No Onward Chain





Main area: Approx. 116.0 sq. metres (1249.0 sq. feet)
 Plus garages, approx. 21.0 sq. metres (226.1 sq. feet)

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