



📍 Ley Cottage The Ley, Box, Corsham, Wiltshire, SN13 8JX

🔗 Guide Price £900,000

Ley Cottage is a handsome late Georgian house (Grade II Listed) which sits in the centre of this sought after village within a walled garden which extends to about half an acre.

- Handsome Grade II Listed 4 Bedroom Family Home
- Commanding West Facing Views Built Early 1800's
- Lovely Village amidst Beautiful Countryside
- Four Bedrooms, Three Reception Rooms
- Large, West Facing Walled Gardens
- Wealth Of Character & Charm
- Elegant High Ceilings
- Single Garage Plus Parking & Basement

🏠 Freehold

📊 EPC Rating



Ley Cottage is a handsome late Georgian house (Grade II Listed) which sits in the centre of this sought after village within a walled garden which extends to about half an acre. With commanding west facing views it is surrounded by beautiful scenery in the Bybrook Valley – in an Area of Outstanding Natural Beauty. This is a spectacular family home which will appeal to those attracted to houses with history and period detail. The rooms are elegant with high ceilings and large windows which provide great natural light. The accommodation is arranged around an impressive reception hall over two floors including an entrance hall, cloakroom, study, dining room, living room and conservatory all with impressive dual aspects giving a wealth of light throughout the day along with commanding views from all aspects. The kitchen has a very useful pantry, Aga and vaulted ceiling along with door to a west facing patio garden perfect to enjoy those morning coffees while enjoying those views. On the first floor is a spacious landing with dual aspects plus doors to two double bedrooms and the family bathroom, with a further staircase to the second floor where there are two further double bedrooms and a shower room. Outside as mentioned the house sits in a wonderful wrap-around walled garden approaching half an acre, with a single garage along side a parking bay and two rooms beneath; one a store room and the other ideal home office/works space in need of completion to ones needs. The gardens themselves are terraced with a large lawn section on the lowest level along with ample vegetable patches plus patio areas to enjoy those views. In short with very few period handsome homes like this coming to the market we would advise an early visit to fully appreciate this property.

#### **Situation**

Box is a popular Wiltshire village offering an excellent range of local facilities which includes a post office, village hall, general stores, newsagent, butchers, chemist, library, doctors surgery, public houses, church local primary school and a large recreation ground in the centre of the village. 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 both Bath and Chippenham. Close by Historic Corsham is a lovely town of architectural significance noted for its charming High Street with a weath of beautiful and historic buildings dating from the 16th century, including the Alms Houses and the 16th century Corsham Court manor house with its landscaped gardens, open parkland, and fine art gallery open for visitors throughout much of the year. The town of Corsham caters for most day to day needs with a range of shops, bespoke coffee houses, boutiques, restaurants, and public houses. Corsham also boasts excellent primary and secondary schools as well as a new leisure center. Communications are excellent. Bath, Bristol, and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 are approximately 15-20 minutes away); main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

#### **Property Information**

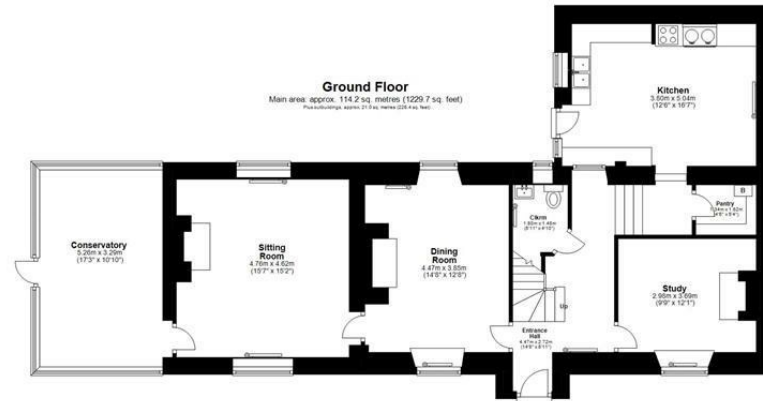
Grade II Listed

Council Tax Band: F

Mains Services

No Onward Chain





Main area: Approx. 204.2 sq. metres (2197.9 sq. feet)  
Plus garages: approx. 11.2 sq. metres (120.2 sq. feet)  
Plus outbuildings: approx. 21.0 sq. metres (226.4 sq. feet)

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