



📍 16a Lycetts Orchard, Box, Corsham, SN13 8PJ

🔗 Price Guide £150,000

Located towards the rear of this small development this double width 2 bedroom detached static home has large and fantastically maintained gardens with wonderful views over the surrounding hills.

- 2 Bedroom Double Width Static Home
- Cul De Sac Location Close To Village Amenities
- Gas Central Heating
- Double Glazed Throughout
- Off Road Parking For Two Cars
- Large Garden Located To The Side Of The Property
- No Onward Chain

🏠 Leasehold

📊 EPC Rating



Located towards the rear of this small development this double width 2 bedroom detached static home has large and fantastically maintained gardens with wonderful views over the surrounding hills. It is sold with no onward chain and ready for immediate occupation. The property is accessed through an external storm porch taking you directly to the dining area which is partly open plan to the kitchen and living room. The kitchen has wall and base units, space for a fridge freezer with a washing machine and cooker which is staying with the property. The living room has a window to the front and patio doors to the side with steps to the lovely garden. A door leads to the internal hallway with a further door back to the kitchen, storage cupboard and doors to the bedrooms which are located to the rear of the property, both of which have built in wardrobes. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally there is hard standing parking for two cars to the front and a small side path to the rear which has a useful storage shed. The side garden is so well presented and completely compliments the property and its surroundings. Sizeable, it is laid mainly to lawn with a number of established trees bushes and shrubs, small garden pond and a picket fence to the Mill Lane side of the garden. The gardens are a true delight to be in and have wonderful views over the surrounding hills whilst being only a short walk from the doctors, post office and convenience store located in the village. The garden also benefits a greenhouse. The site is private but a monthly charge is payable.

#### **Situation**

Box is a popular Wiltshire village offering an excellent range of local facilities which includes a post office, village hall, general stores, newsagent, 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 wealth 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**

Council Tax Band: A

Double Glazed

Mains Services

Mains Gas Fired Central Heating

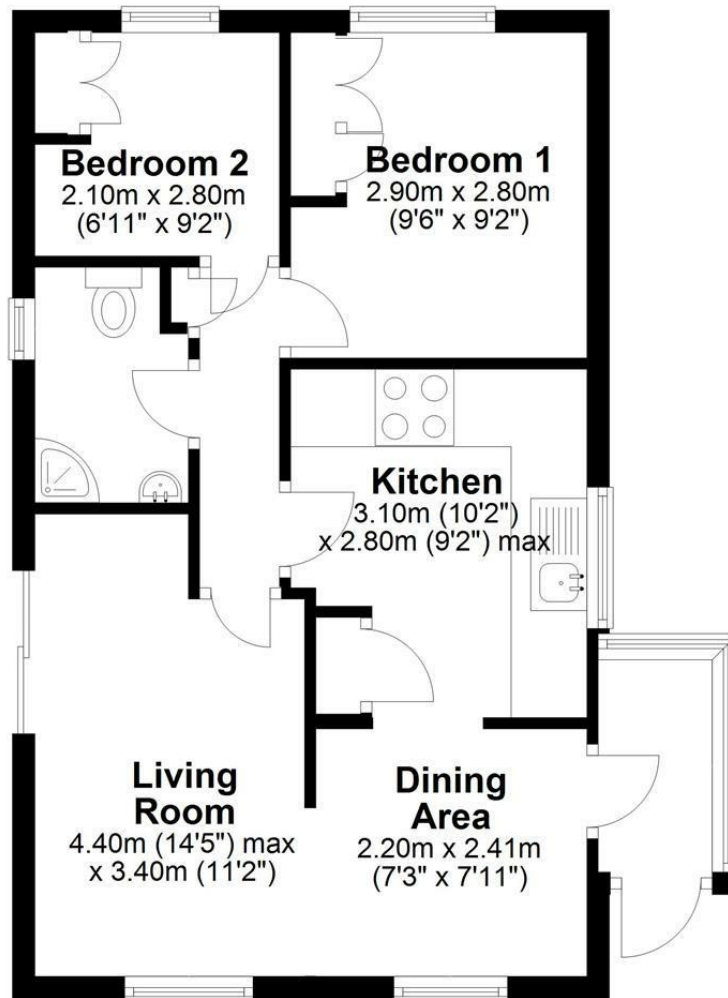
Leasehold

#### **Agents note**

There is a monthly park charge of £152.00 which includes the ground rent and the upkeep of communal areas.



## Ground Floor



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