





📍 Creffield House, Devizes Road, Box, Wiltshire, SN13 8EF

🏠 Guide Price £1,100,000

Elegant Edwardian family Home on a generous, elevated plot with commanding views and flexible living accommodation in this sought-after village location with excellent access to both Bath & Corsham..

- Beautiful Period Edwardian Family Home
- Wealth of Character and Charm Throughout
- Located in Sought After Village Location
- Four Reception Rooms & Four Double Bedrooms
- Excellent Access to Both Bath & Corsham
- Large Gardens & Grounds with Ample Parking
- Double Garage & workshop Ideal for Conversion S.T.P
- Flexible Living Accommodation
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D





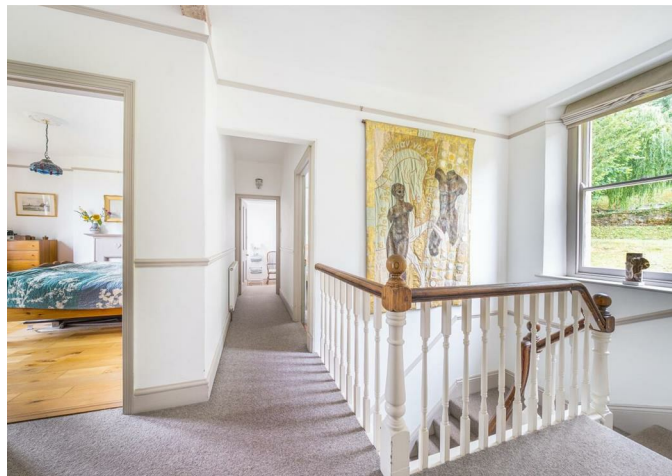
Having been owned by the same family for over 25 years, we are delighted to have the opportunity to market this elegant Edwardian family home, which is located in the very heart of this sought-after village location of Box. The existing accommodation comprises a good-sized entrance hall with doors that lead off to the principal living room, which has dual aspects to both the front and rear, along with a door that leads to the study/library. On the other side of the hall is the open-plan kitchen and breakfast room with a wood-burning stove. Leading off from the kitchen is a further reception room currently used as a TV snug, a wet-room with laundry/airing cupboard and a ground-floor cloakroom. Moving upstairs to the first floor, there are four generously sized bedrooms, with the principal having an en-suite, plus a large family bathroom. The property is set within large lawned terraces with a variety of mature trees and hedges to the perimeters. It backs onto a woodland copse, part of which belongs to the property and enjoys countryside views. To the side of the house is a very large detached garage/workshop that, subject to planning, would be an ideal space for an annexe, if required or perfect for a home office/teenage flat. This property is within excellent access to both Bath and Corsham. It has lots of period charm with the potential for flexible living accommodation and is being brought to market with no onward chain.

### Situation

This sought-after village is superbly well situated for access to Bath & Corsham with 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, bowling club, tennis courts & playground. Corsham is located close by and caters for most day-to-day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants, and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. 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 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

### Property Information

E.P.C Rating: D  
Mains Services  
Council Tax Band: F  
No Onward Chain



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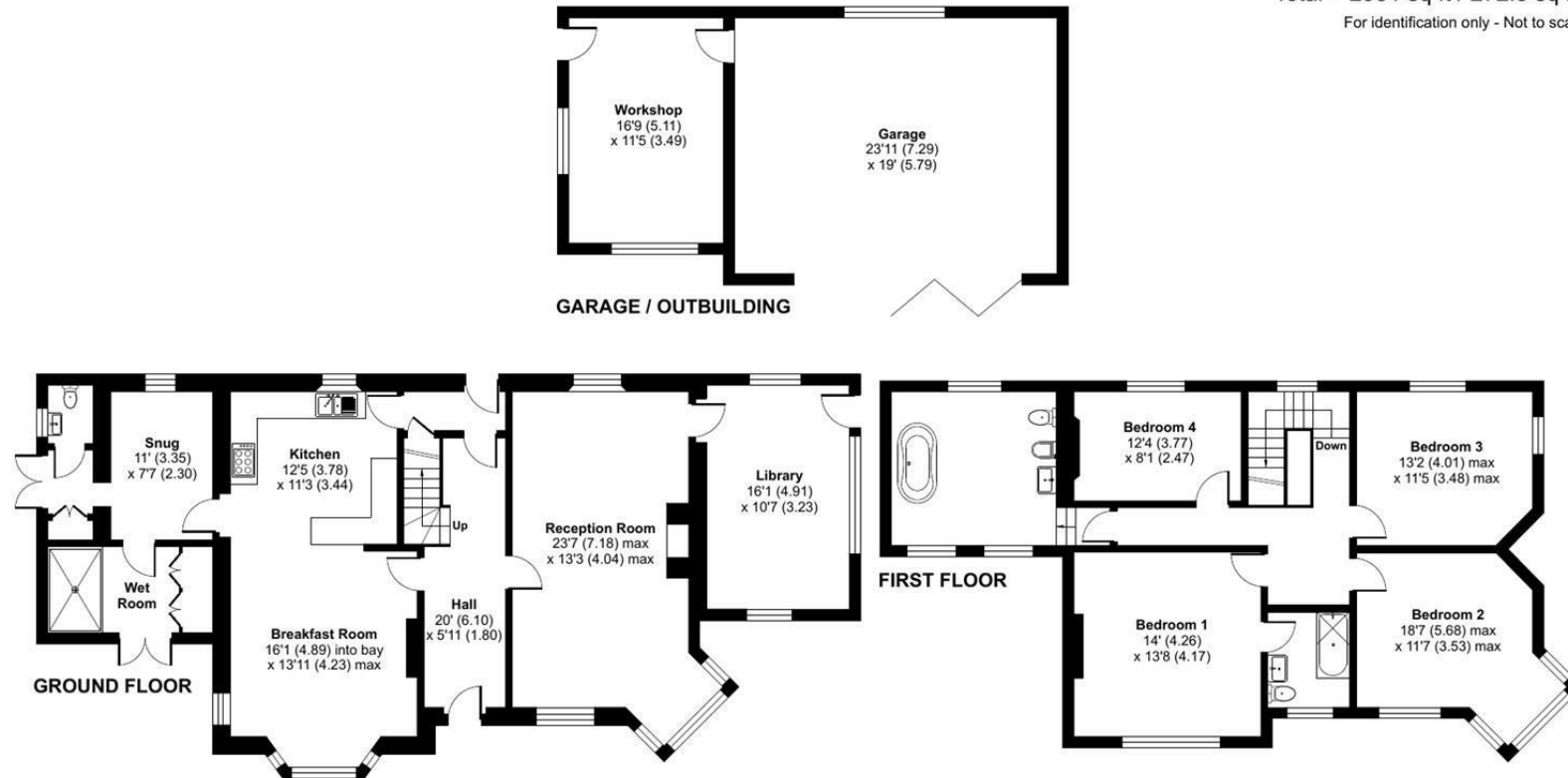
Approximate Area = 2283 sq ft / 212 sq m

Garage = 456 sq ft / 42.4 sq m

Outbuilding = 192 sq ft / 17.8 sq m

Total = 2931 sq ft / 272.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1313823

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