

# whiteley helyar



1,255 ft<sup>2</sup>



4 bedrooms



bathroom &  
shower



garage &  
driveway parking

Guide Price                      £650,000

18 Littlemead, Box, Wiltshire, SN13 8AH

An excellent detached modern house refurbished to a very high standard positioned in this sought after 'no through road' and enjoying wonderful far reaching views.

### ACCOMMODATION

entrance hall  
cloakroom  
sitting room with feature wood burner  
dining room with double doors to the garden  
stylish kitchen with central island  
utility  
4 bedrooms  
stylish bathroom and separate shower room

### EXTERNALLY

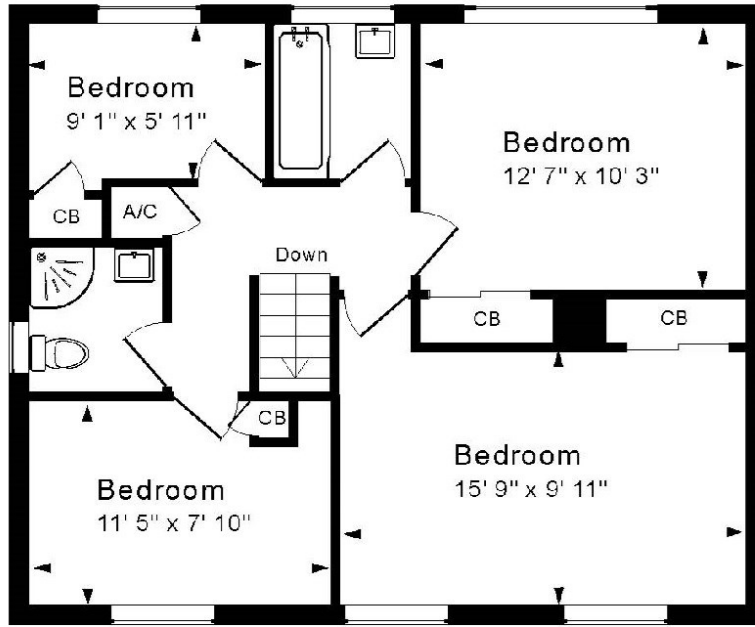
The terraced rear garden faces approximately South West enclosed by bushes and timber fencing/trellis, there is a generous patio providing great space to entertain with rockery garden backdrop with the top terrace laid to gravel with stepping stone pathway. To the front of the house is a further area of pretty garden, mainly laid to lawn planted with flowers and shrubs to borders. The driveway provides space to park two vehicles as well as providing access to the garage.

### LOCATION

18 Littlemead is conveniently located, being within walking distance of the Budgens at Ashley and the various shops and amenities in Box Village (including tennis courts, park, shops, doctors' surgery, etc). There is a regular bus service into the centre of Bath, some 5 miles distant, whilst swift access to the M4 is available at both Bath and Chippenham Junctions (17 and 18 respectively). Lovely walks are available in the surrounding rolling countryside.

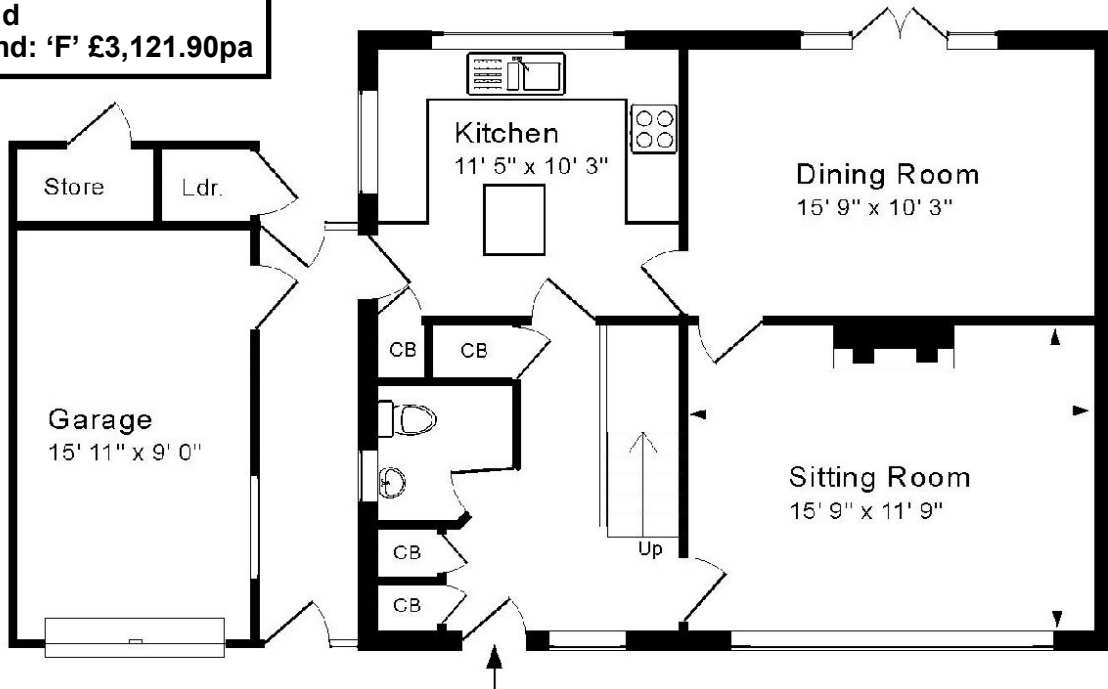






First Floor

Tenure: Freehold  
Council Tax Band: 'F' £3,121.90pa



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92+		82
B	81-91		
C	69-80		
D	55-68	71	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1,255 Sq. Ft. / 117 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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