

whiteley helyar



1,711 ft²



4 bedrooms



3 bathrooms



*street
parking*

Guide Price £850,000

Rookery Nook, Hazelbury Hill, Box, Corsham, SN13 8LB

A charming and characterful Grade II listed property believed to date back to the early 1700's with wonderful verdant gardens positioned in the very heart of this highly sought after village close to Bath. This beautifully presented house offers surprisingly spacious accommodation arranged over three floors and benefits from a number of delightful features such as lovely inglenook fireplaces, sash windows, exposed floorboards and comes complete with a wig cupboard.

ACCOMMODATION

entrance hall
sitting room
snug/office
kitchen dining room

utility room
four double bedrooms
large en-suite shower room
family bathroom

EXTERNALLY

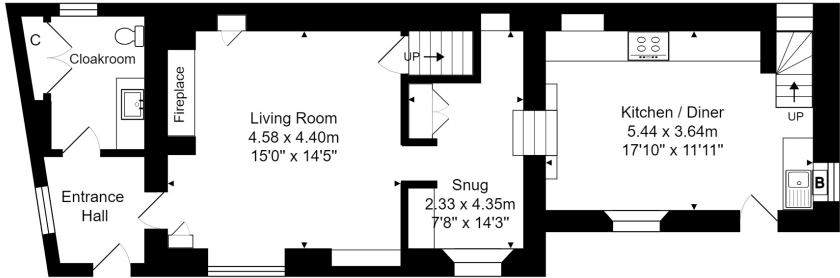
The gardens are delightful, arranged into three distinct areas; a walled garden to the front laid to lawn with pathway to the front door, an additional lawned garden to the side enclosed by bushes with spacious patio perfect for entertaining bordered by thoughtfully planted flower bed borders and a kitchen garden with raised beds ready for next seasons vegetables to be planted with timber garden store.

LOCATION

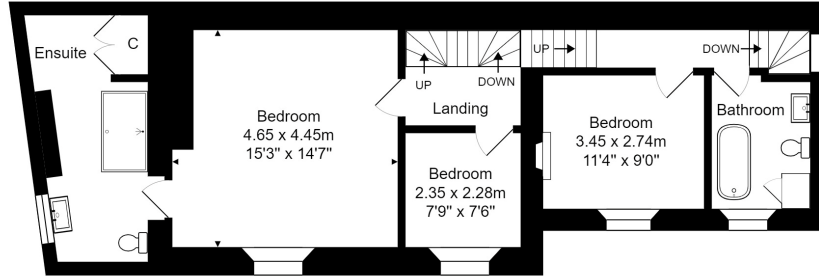
Box is a very popular, thriving village. Various amities are within a short walk (including a well regarded primary school, doctor's surgery, excellent park with children's play equipment and tennis courts, Selwyn Hall - which hosts many community activities, a well stocked mini supermarket, bus routes, café, pubs and restaurant). Wonderful walks along the Bybrook Valley and bridle paths or through the lovely open countryside are close at hand, yet the Georgian city of Bath is only 6 miles or so away.



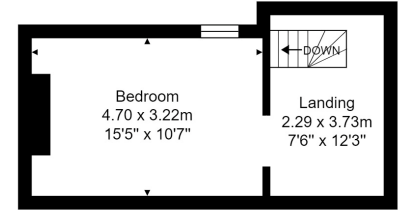




Ground Floor
Area: 68.6 m² ... 738 ft²



First Floor
Area: 66.3 m² ... 713 ft²



Second Floor
Area: 24.1 m² ... 259 ft²

Total Area: 159.0 m² ... 1711 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Tenure: Freehold
Council Tax Band: 'D' - £2,330.28

