



UNITED METHODIST FREE CHURCH 1893

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FOR SALE  
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# Chapel House, Box Hill, Corsham, SN13 8HN

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Located on the outskirts of Box with far reaching views over the Bybrook and Valley and only 6 miles from the centre of Bath, Chapel House date back to 1861 and is a characterful period property on the outside with a modern and contemporary twist internally. With flexible accommodation set over three stories, the current configuration includes a self-contained one-bedroom ground floor apartment which could be rented long term or as a holiday let, or easily re-incorporated as further accommodation to the property.

As you enter via a charming arched doorway, a useful entrance hall gives access to a staircase to the first floor. As you ascend the stairs to the first floor you are greeted by an impressive open plan kitchen-diner / family room measuring 23' 7" x 21' with porcelain tiles throughout, which truly is the heart of the home. A large arch window, characteristic of a 19th Century Methodist Chapel, provides an abundance of natural light and combined with the vaulted ceiling creates a further sense of space. The kitchen is finished to an impeccably high standard and comprises of fitted appliances as well as a breakfast bar and also enjoys far reaching views throughout the year. Also on the first floor and overlooking the rear garden is the master bedroom which benefits from dual aspect windows and a modern ensuite shower room.

From the open plan sitting area, a staircase gives access to the second floor where there are two further bedrooms and the family bathroom. Bedroom two offers plenty of space for a double bed as well as built in storage cupboards, whilst bedroom three is currently utilised as a 'work from home' office. To complete the second floor, the family bathroom comprises of a modern white suite with bath and overhead shower and further views over Box.

Externally, the property is set in an elevated position with countryside walks available from the front doorstep. Driveway parking is available to the front for multiple vehicles and a raised flower bed provides a splash of colour. To the rear, the courtyard garden has been designed to require low maintenance with the focus on further raised beds, and seating and patio areas which allow for privacy to be enjoyed throughout the year.





Occupying the ground floor space and accessed from the rear is a luxurious one-bedroom apartment. The apartment has an impressive yield and would also make a fantastic short-term holiday let. Alternatively, the space could be re-incorporated to become part of the main home to provide further bedrooms and receptions as well as access to the garden via bifold doors. With a large sitting room measuring 20' 7" x 10' 2" room, kitchen, study and master bedroom, the apartment currently offers in excess of 860 sq.ft of accommodation.

Located in the desirable village of Box, this charming property offers easy access to top local amenities including an outstanding junior school, St. Thomas's church, and several recreational areas. Enjoy traditional pubs such as The Quarrymans Arms and The Northey Arms, or try something different at the popular Bengal Bear. The nearby Georgian City of Bath, just 6 miles away, provides additional entertainment, shopping, and cultural experiences. With strong transport links to London (within 70 minutes), and direct bus routes and close proximity to Bristol International Airport, this home combines rural charm with excellent connectivity.

Additional Information:

Council Tax Band: F

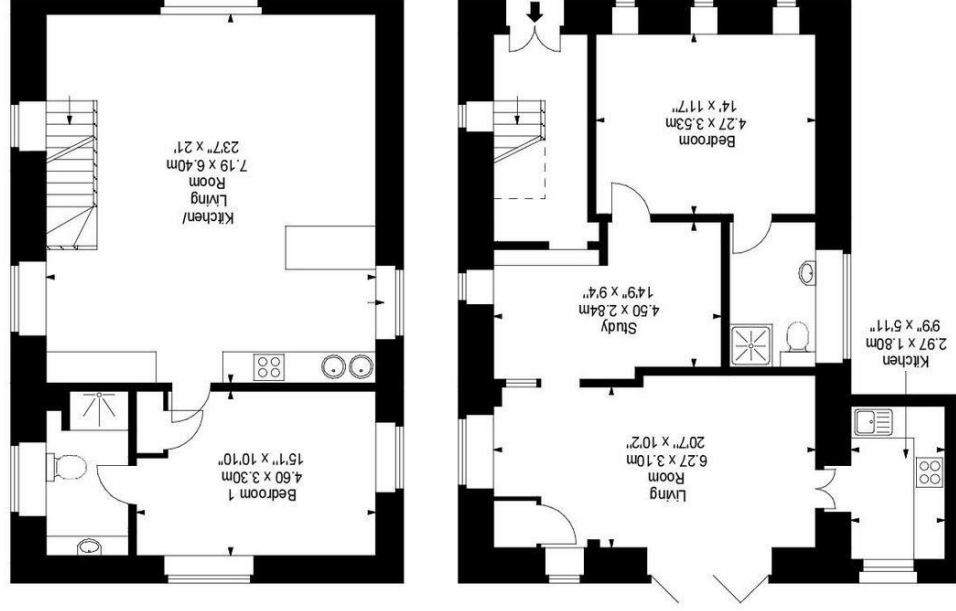
Tenure: Freehold

EPC Rating: D (57) // Potential: B (81)

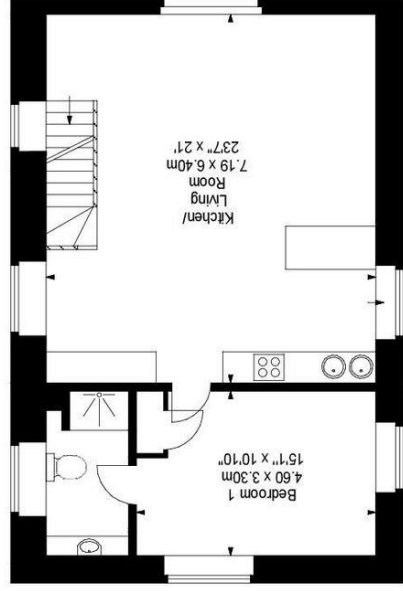
Services: Mains Gas Central Heating, Predominantly double glazed, Mains drainage supply, Mains electricity supply, Mains water supply.



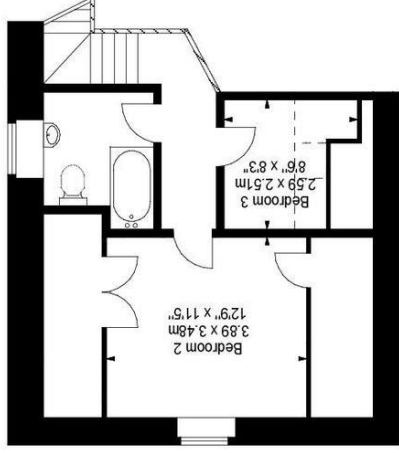
| Energy Efficiency Rating                    |                    |
|---|--------------------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |
|   | (81-91) <b>B</b>   |
|   | (69-80) <b>C</b>   |
|   | (55-68) <b>D</b>   |
|   | (39-54) <b>E</b>   |
|   | (21-38) <b>F</b>   |
|   | (1-20) <b>G</b>    |
| Not energy efficient - higher running costs |                    |
| EU Directive 2002/91/EC                     | England & Wales    |
| Current                                     | 57                 |
| Potential                                   | 81                 |



Ground Floor



First Floor



Second Floor



Approx. Gross Internal House Area\* 182.27 M<sup>2</sup> - 1962 Ft<sup>2</sup>

Illustration For Identification Purposes Only. Not To Scale  
\* As Defined by RICS - Code of Measuring Practice