



WentWorth
Estate Agents



The Glen Devizes Road, Box, SN13 8DY

- Grade II Listed Detached Cottage.
- Three Bedrooms.
- Two Bathrooms.
- Warm and Inviting Living Room.
- Pretty Front Garden.
- Popular Village Location.
- Council Tax- D
- No Onward Chain

Offers in excess of £375,000

Location

Box is a popular Village with a welcoming community and an excellent range of local facilities, which include primary school, doctor's surgery, garage/convenience store, Church and a recreation ground which hosts many local events. A Budgens and petrol station is in nearby Ashley. Boasting wonderful Countryside, perfect for outdoor pursuits. There are good transport links into Bath City centre, Chippenham and surrounding Villages, and a direct line to London Paddington, Bristol and South Wales from Chippenham and Bath Spa Mainline Stations.

Internal Description

Entering into the property you are greeted with a warm and welcoming living room, full of character and charm. The dual aspect sash windows, complete with window seats, allow for plenty of natural light, while the fireplace with log burner is perfect for cosy evenings. The kitchen is fitted with country style wall and base units, which are complemented by the wooden floorboards, adding rustic charm. Taking the stairs up to the first floor, you will find a superb main bedroom, enjoying dual aspect sash windows. The second bedroom is a small double with lovely views across the Village. There is a wonderful bathroom with a claw foot bath, period style wash hand basin and a w/c. The third bedroom, complete with en-suite is to be found on the lower ground floor and has plenty of natural light. This room offers flexibility for guests and could be utilised as a snug, playroom or reading room.

External Description

Externally there is a pretty front garden, flanked by stone walling and fencing. Access is through a gate which leads to a front pathway, with a sunny patio area to the right and a level lawn surrounded by mature trees and shrubs, to the left. There are herbaceous borders and a veggie patch, ideal for the keen gardener. A pathway leads to the gravelled area with double gates .

Agents' Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

Council Tax Band - D

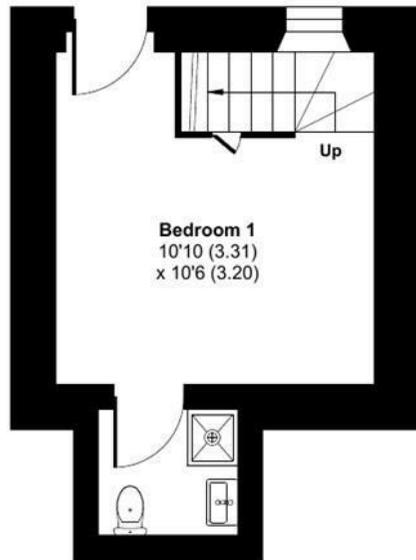
Grade II Listed

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

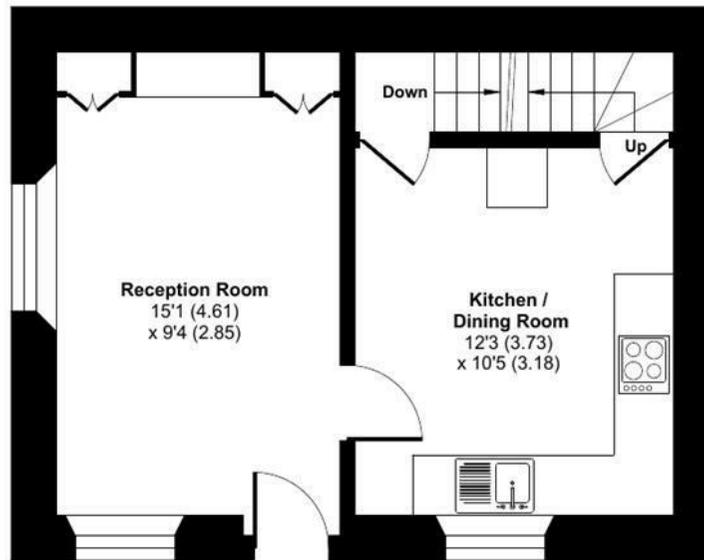
Devizes Road, Box, Corsham, SN13

Approximate Area = 753 sq ft / 69.9 sq m

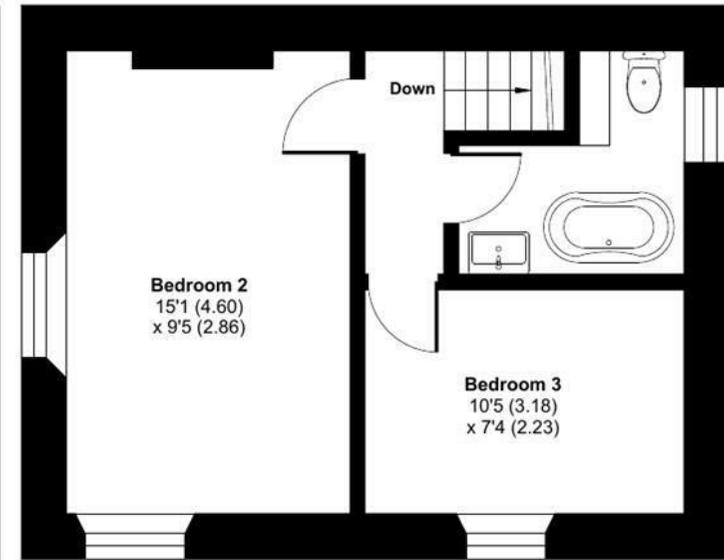
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

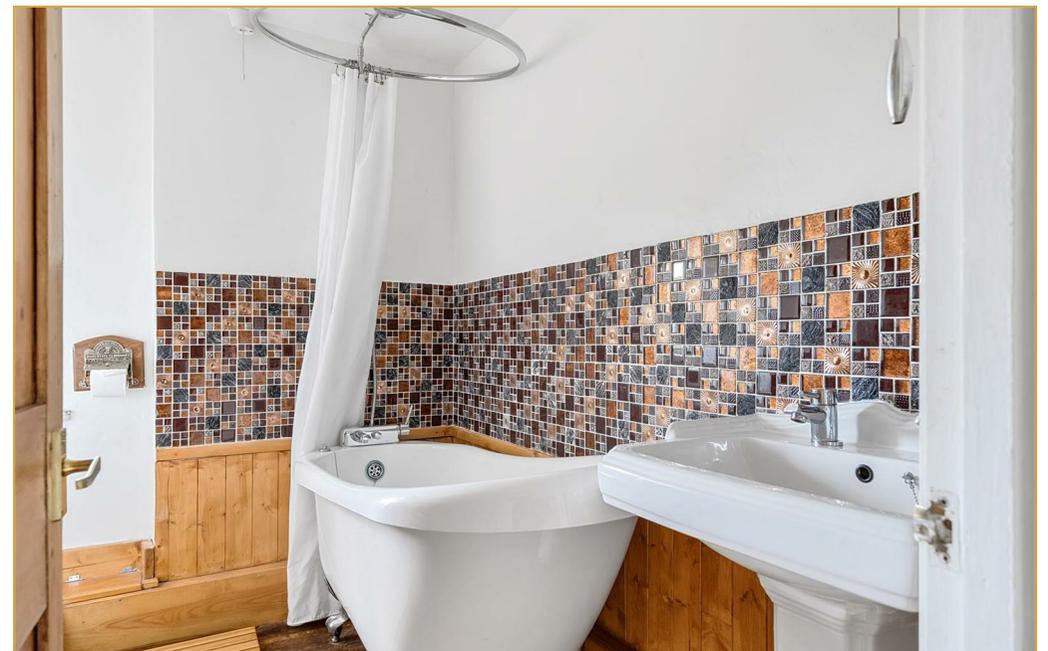
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1349048







Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP
01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

