
WentWorth
Estate Agents



Westdene The Ley, Box, Box, SN13 8LA

■ Three double bedroom detached bungalow ■ Spacious and well-proportioned living accommodation ■ Originally built in the 1930's and having been extended to create a wonderful family home ■ Garage and driveway parking ■ Retaining charming original features ■ Pretty front and side gardens ■ Stunning westerly views to the front ■ Superb Village location, close to schools and amenities ■ Good transport links to Bath, Corsham and Chippenham ■ Beautiful countryside to enjoy outdoor pursuits

Offers in excess of £550,000

Location
The Village of Box , with its warm and welcoming community, offers an array of amenities that include shops, a post office, Doctors' surgery, a popular primary school, playing fields and a choice of popular public houses.
Located on the outskirts of Corsham, within the southern Cotswolds Area of Outstanding Natural Beauty, and having beautiful countryside to enjoy.
The Georgian World Heritage City of Bath is just 6 miles away. There are also excellent transportation links and mainline rail service to London from nearby Chippenham as well as a regular bus service into Bath. Box also benefits from a coach services direct into Heathrow and London Victoria.

Internal Description
Upon entering this stunning family home, you are greeted with a porch which then leads into the welcoming hallway, with original floorboards which enhance the warm ambience. The kitchen and dining area is a superb heart of the home, with plenty of space for family time or hosting. The cabinetry is complimented by the worktops and flooring, whilst to the front there are amazing westerly views to be enjoyed. The kitchen layout has been thoughtfully considered and is well-appointed. The utility room boasts rustic floor tiles and a most attractive unit, with an inset sink which creates a unique and most useful area. There is a door to the side which leads out onto the patio. The living room is a warm and inviting space which is enhanced by the log burning stove, and offers beautiful views which can be enjoyed from the balcony. There are three well-proportioned double bedrooms, all with plenty of space for growing families, or multi-generational living. A bright and airy shower room, with underfloor heating, and a separate cloakroom complete the living accommodation. Throughout the property there are period features which blend the old charm of the 1930's with contemporary living, making this property rather special.

External Description
The property is accessed via a walled driveway where you will find a garage, with a parking space in front, and an additional allocated parking space. There are attractive stone steps leading up to the front door from where you will enjoy stunning views. The pretty garden to the front has been landscaped to create individual terraces and pathways meander through the herbaceous beds and lawn. To the side is a generous and sunny patio, which is perfect for entertaining.

Additional Information
Tenure - Freehold
Council Tax Band - Wiltshire E
EPC - C

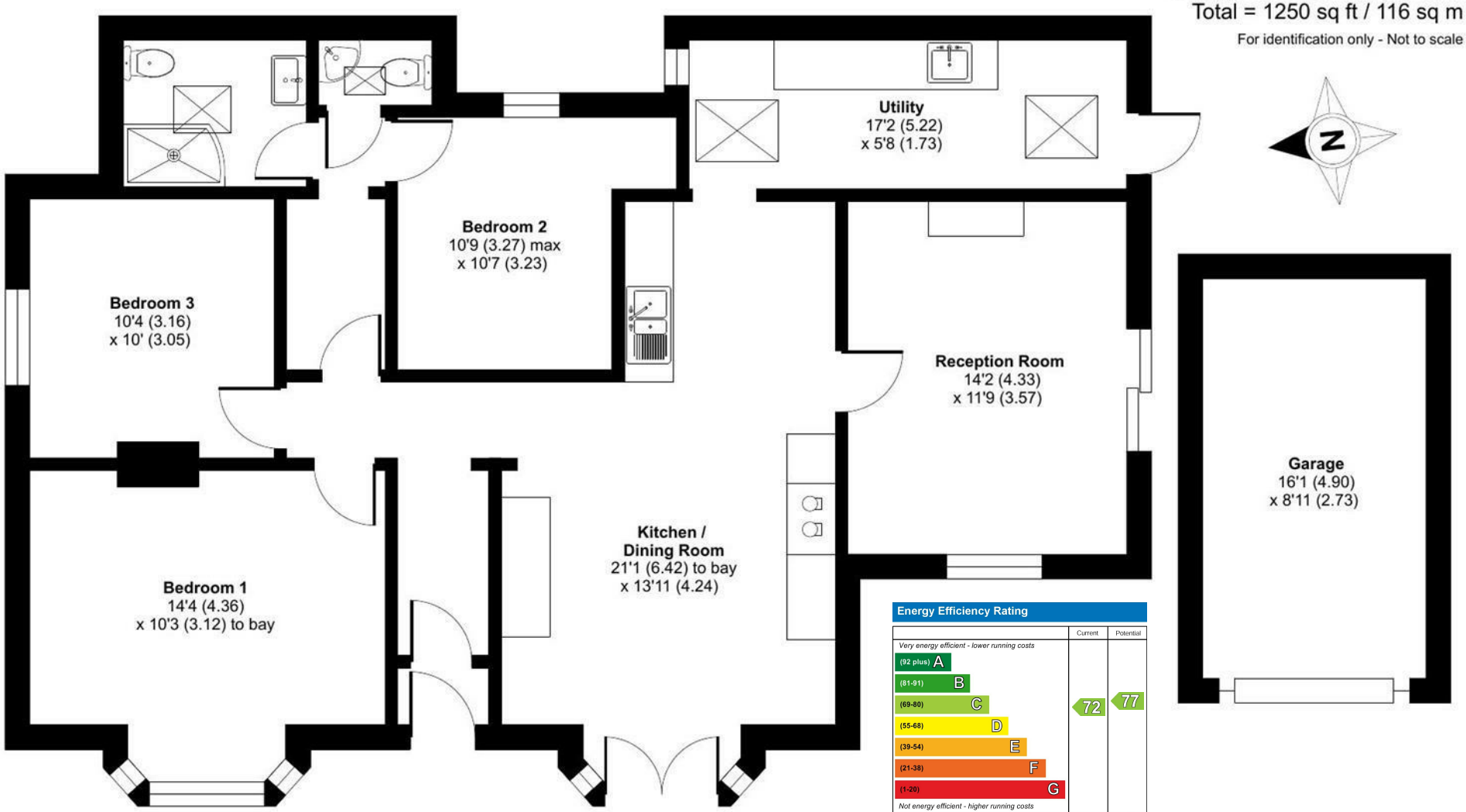
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Agents Note
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Approximate Area = 1106 sq ft / 102.7 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1250 sq ft / 116 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1511529

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