



WentWorth
Estate Agents



Silkwood The Ley, Box, SN13 8EW

- Four Double Bedroom Detached Family Home.
- Garage and Parking.
- Front and Rear Gardens.
- Spectacular Setting within Woodlands.
- Village Location.
- Close to Local Amenities.
- Requiring Updating Throughout.
- Offered with No Onward Chain.

Price guide £450,000

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 Descriptions

Entering the property you are greeted with an entrance hallway. This leads to the spacious living room with plenty of natural light by way of the dual aspect windows and patio doors. The kitchen /diner offers plenty of space and benefits from plenty of natural light. A separate utility room and guest cloakroom are also to be found on the ground floor. To the first floor there are four, generous double bedrooms and a family bathroom.

External Descriptions

Silkwood is accessed via a Private Lane which leads up to the property. To the front you will find parking, the garage and a garden. To the rear there is a sunny patio, ideal for entertaining and steps which lead you up to a serene decked area from which to enjoy the stunning views across Box. Surrounded by mature trees, this property is perfect for watching the wildlife and absorbing the beauty of nature.

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

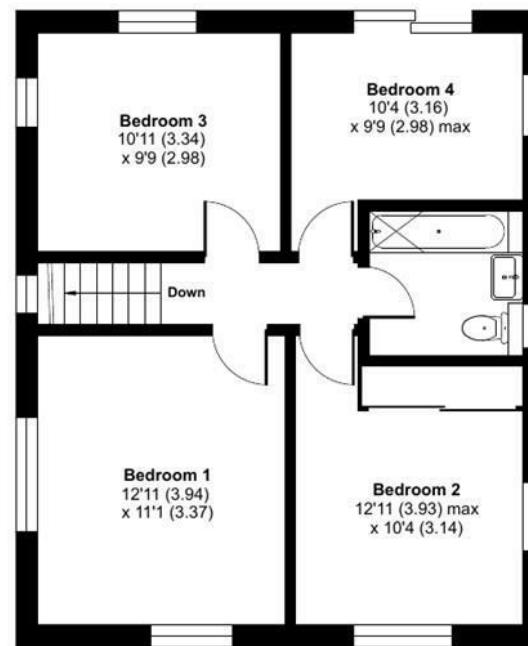
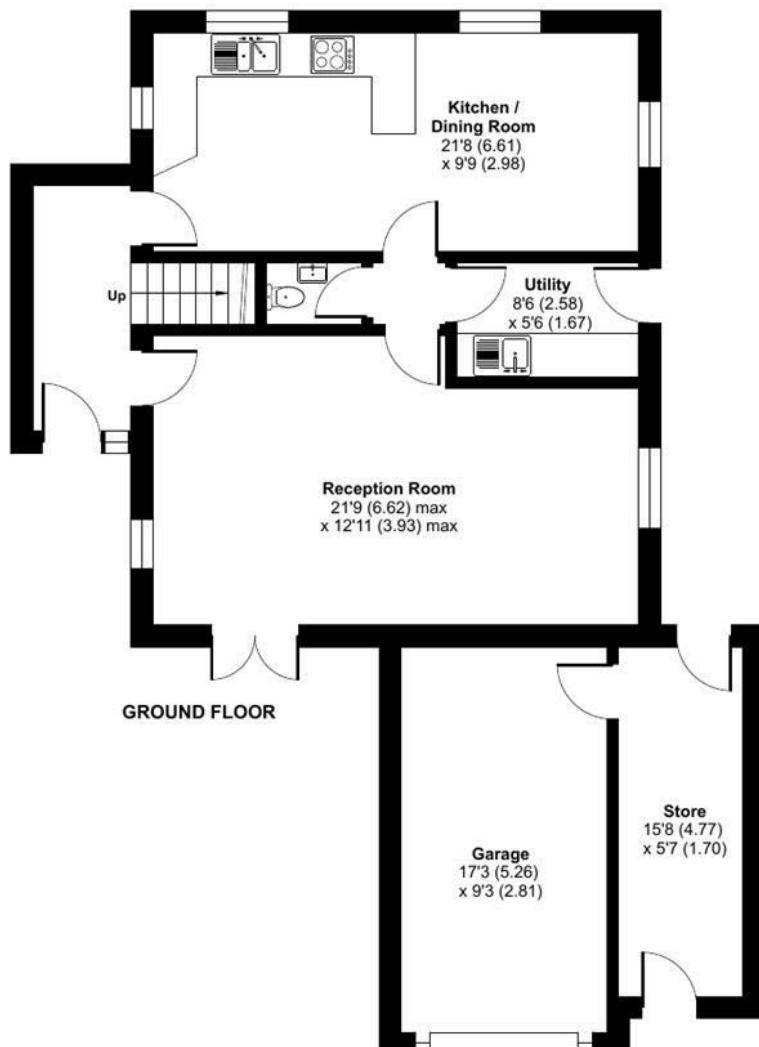
Council Tax Band - Wiltshire E

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

Silkwood, The Ley, Box, Corsham, SN13

Approximate Area = 1211 sq ft / 112.5 sq m
 Garage = 254 sq ft / 23.5 sq m
 Total = 1465 sq ft / 136 sq m

For identification only - Not to scale

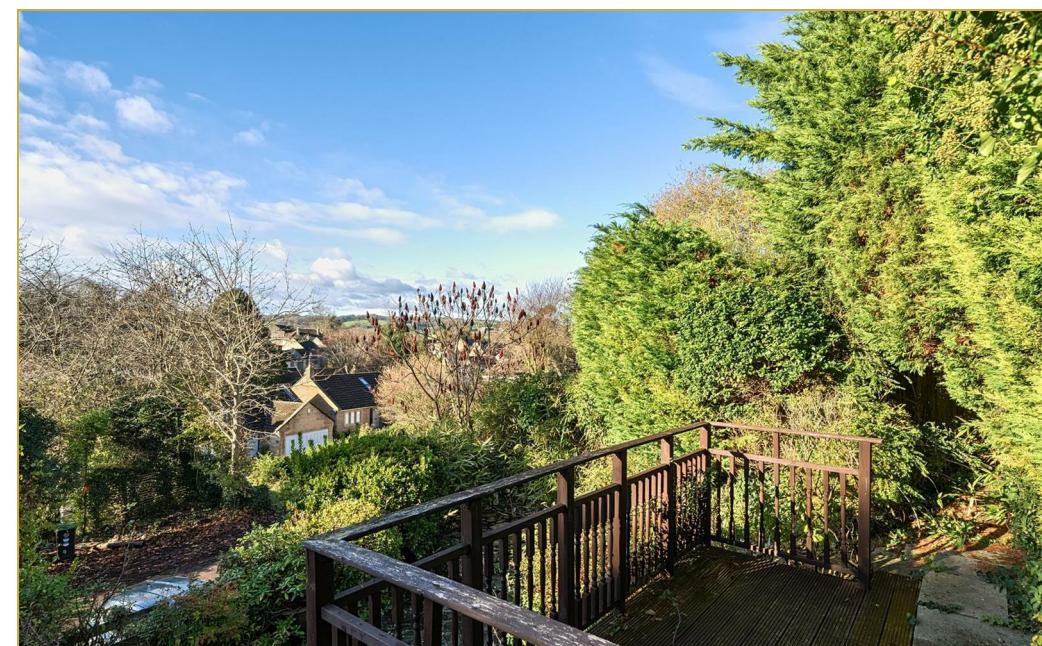


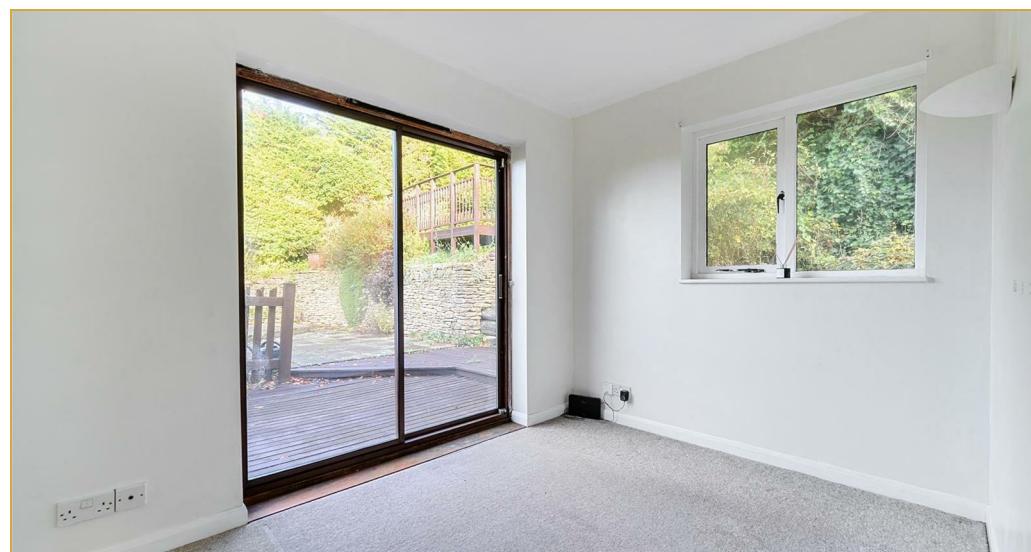
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
 Produced for WentWorth Estate Agents (Bath). REF: 1381684







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.

WentWorth
Estate Agents