
Ashley Firs, Ashley, Box, Corsham, Wiltshire, SN13 8AN

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A substantial and extremely attractive family house built around 1900, providing well balanced accommodation with five bedrooms and an annexe, set in excess of half an acre.

Entrance Hall | Cloakroom | Dining Room | Kitchen | Family room | Sitting Room | Snug | Utility Room | Master bedroom with en-suite shower room | Four Further Bedrooms | Further en-suite shower room | Family bathroom | Landscaped gardens | Detached annexe

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Situation

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 five miles away, provides additional entertainment, shopping, and cultural experiences. With strong transport links to London and beyond, including direct bus routes and close proximity to Bristol International Airport, this home combines rural charm with excellent connectivity.

Description

Entering the house via the front door you are greeted by an entrance hall with downstairs cloakroom. This opens seamlessly to a dining room that in turn opens to the kitchen. The kitchen is beautifully finished with stone-tiled flooring, exposed stone walls, and reconditioned antique radiators. The open plan nature of the ground floor makes it a superb space for families. The kitchen not only opens to a fine family room with bi fold doors to the garden, but this also in turn leads directly into a large sitting room. The ground floor also provides a cozy snug and a practical utility room off the kitchen.

Upstairs is a superb master bedroom with a very attractive ensuite. There are charming views of the gardens. Bedroom two includes a Juliet balcony, while bedroom four also benefits from an ensuite. A beautiful family bathroom serves the remaining two bedrooms, providing ample space and comfort for the entire family.

In addition to the main house is an annexe which provides an excellent place for those needing to work from home, or ideal for teenagers to hang out. It has a ground floor kitchen/living room, an upstairs bedroom, and a bathroom.

Additional features include a recently installed septic tank and double glazing throughout. Planning Permission has also been granted to erect an additional garden room – PL/2021/10079.







Externally

The landscaped gardens are a true highlight of this property, offering an expansive patio that is perfect for summer parties, thanks to its elevated position overlooking the lawn. Steps lead down to a well-manicured lawn, bordered by a stunning raised bed with dry stone walling. Double gates provide vehicular access to the garden, while a nature pond adds a touch of tranquillity and attracts local wildlife. The grounds are further enhanced by mature indigenous trees, creating a private setting.

General Information

Tenure is Freehold.
Wiltshire Council. Council Tax Band G.
EPC Rating F (for the house and annexe).
Double glazing throughout.
Liquid Petroleum Gas central heating.
Mains electricity.
Mains water supply.
Septic Tank.
Please note there is a sewerage treatment plant on the land of Ashley Firs, shared between Ashley Firs and neighbouring Ashley Stud Farm and Cottage. Bills for maintenance and running costs are split between the owners. Service agreement with South West Sewage CSG.

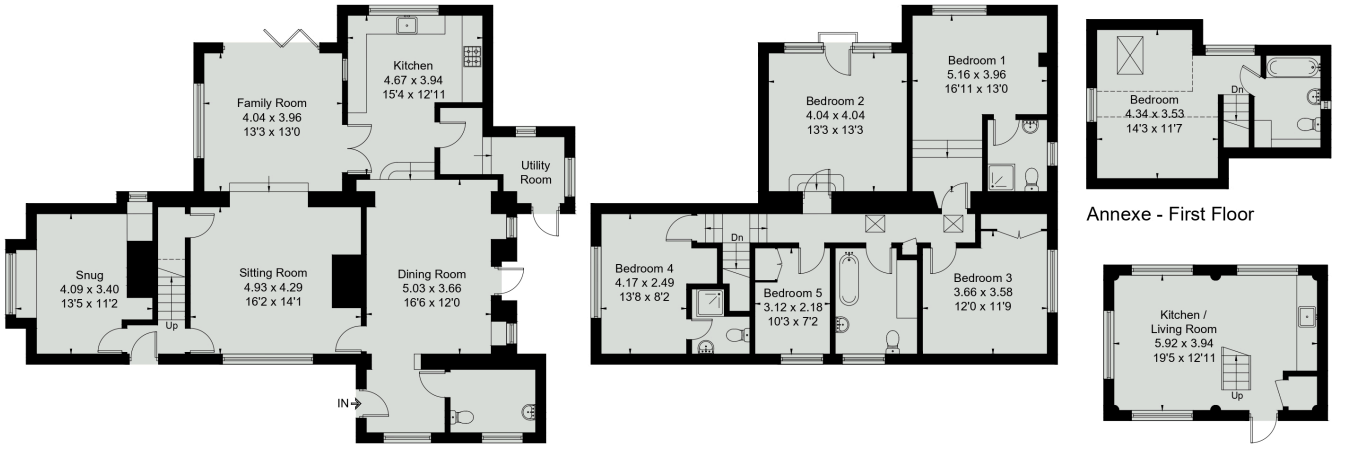








Approximate Floor Area = 207.72 sq m / 2236 sq ft
Outbuilding = 46.64 sq m /502 sq ft
Total = 254.36sq m / 2738 sq ft



This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117290

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