



**Connells**

Clydesdale Road  
Box Corsham



## Property Description

Situated in the highly sought after village of Box, this attractive home on Clydesdale Road offers a wonderful balance of space, comfort and setting. With fantastic countryside views to the front and rear, the property is well positioned within a quiet residential cul-de-sac. The property enjoys easy access to local amenities, highly regarded schools and excellent transport links to Bath.

The accommodation is thoughtfully arranged and provides light-filled living spaces ideal for modern family life. A welcoming entrance leads through to a spacious sitting room with log burner and woodland views. The kitchen dining room offers extensive work surfaces and storage along with a bespoke seating area which has created a sociable heart of the home with views over the rear garden. The lower floor benefits from a further contemporary reception room currently used as a music and entertainment room. To complete the downstairs accommodation there is a double bedroom and modern shower room.

Upstairs, there is a master bedroom with ensuite and the other two double bedrooms are well proportioned and complemented by a large family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and family enjoyment, along with driveway parking and a garage which is currently used as a utility room. As a real bonus, the house boasts a cleverly renovated work from home space and additional storage provided by an undercroft.

## Ground Floor

### Entrance Hall

Entrance door to front. Stairs to First Floor.

### Lounge

Window to front. Inset log burner with granite hearth and wooden mantle. TV point.

### Reception Two

Contemporary glass door to rear. Window to rear.

### Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for dishwasher. Integrated double oven. Electric hob. Space for fridge/freezer. Dual aspect with windows to rear and side. Double-glazed stable door to rear. Open plan leading through to the dining area with window to rear.

### Bedroom Two

Window to front.

### Ground Floor Shower Room

Suite comprising low level WC, wash hand basin corner shower unit. Window to side.

## First Floor

### Landing

Stairs from Ground Floor. Fitted bookcase. Doors to all rooms.

### Bedroom One

Double glazed window to front. Two built in cupboards. Corner shower cubicle and vanity wash hand basin and dressing area. Window with impressive views.

### Bedroom Three

Window to rear. Built in storage.

### Bedroom Four

Window to rear. Built in wardrobes.

### Bathroom

Window to front. Suite comprising low level WC, wash hand basin and panelled bath with mixer shower. Part tiled walls.

## Outside

### Front

Driveway parking for up to 3 cars with EV charger and steps leading up to the house. Entrance to work from home office / study with radiator. The front garden has mature shrub borders.

### Rear

Former garage which is now being used as a utility room. Laid to lawn with a patio area. Mature shrub borders. Open views over countryside.









Total floor area 140.9 m<sup>2</sup> (1,516 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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