



WentWorth
Estate Agents





Townsend Cottage

Townsend Cottage Townsend, Box, SN13 8JU

- Grade II Listed Semi-Detached Cottage
- Situated within the heart of the Village
- Three Reception Rooms
- Four Bedrooms, Two Bathrooms
- Stylish Kitchen and Utility Room
- Full of Charm and Period Features
- Wonderful Views to Enjoy
- Delightful Rear Garden

Price guide £600,000

Location

Box is a popular and thriving Cotswold village with a strong community spirit and an excellent range of local facilities, including a doctor's surgery and pharmacy, library, post office, three pubs, a petrol station with well-stocked convenience store, small supermarket, two popular village coffee shops and a church. The recreation ground includes children's play areas, tennis courts and sport pitches and leads onwards to stunning walks on the Box Heritage Trail through the By -brook Valley, popular with locals and visitors. The village hosts a variety of local societies and clubs as well as an annual Box Revels community event with fairground rides, craft stalls and live performances, and an annual Box Rocks music festival. It is served by a highly regarded primary school and has access to private and state schools in both Corsham and Bath. The location lends itself perfectly for those who require good access to Bath and the M4 corridor, as well as other lovely towns such as Bradford on Avon and Corsham.

Internal Descriptions

Entering the property from the front, you are welcomed into the spacious living room with double sash windows and large Cotswold stone inglenook fireplace with wood burner, the first hints of the numerous original features throughout this late 17th century cottage. A second reception room with wood burner is an ideal space to use as a snug or dining room, and to the rear of the living room is a bright and airy third reception with views towards the garden, currently utilised as a playroom, with useful guest cloakroom attached. The kitchen/breakfast room is well-appointed and stylish with plentiful storage across the units and large pantry. A newly renovated utility/boot room is to the rear of the kitchen, with stone tile flooring and stable door leading out to the garden and gated entrance to a lane taking you to the heart of the village.

The stairs to the first floor lead to a generous master bedroom suite with a characterful exposed stone wall, dual aspect sash windows and views across the valley to Colerne. An elegant en-suite shower room is adjacent to the bedroom. The second double bedroom is generous and bright with a wonderful ambience, double sash windows with window seat and feature fireplace. A beautifully presented family bathroom completes the first floor accommodation. To the second floor there are two further single bedrooms, both light and airy with further views.

External Descriptions

Externally to the rear you can access a gate onto a small lane down to the heart of the village, or walking alongside the neighbouring property access the private and very pretty garden including large sun terrace and pergola with grape vine, the perfect space for relaxing with family and friends with views across the village and valley beyond. The garden has been thoughtfully landscaped to create an enchanting outdoor space, facing west towards the sunset. The lawn is flanked by numerous mature fruit trees and shrubs, and well as raised herbaceous beds for the keen gardener to enjoy. The garden also benefits from both a shed and a wooden outbuilding with power and light.

Additional Information

Tenure - Freehold

Listed Status - Grade II

Council Tax Band - Wiltshire D

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

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.

Townsend, Box, Corsham, SN13

Approximate Area = 1504 sq ft / 139.7 sq m

Limited Use Area(s) = 81 sq ft / 7.5 sq m

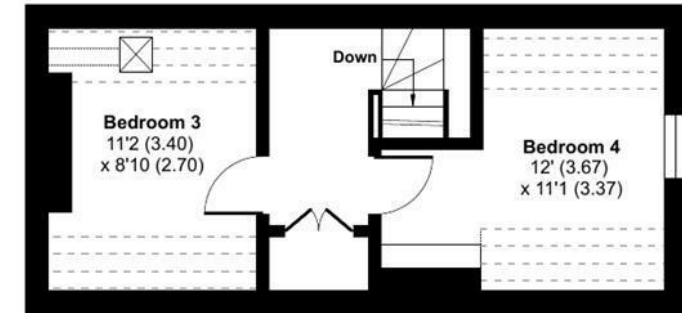
Total = 1585 sq ft / 147.2 sq m

For identification only - Not to scale

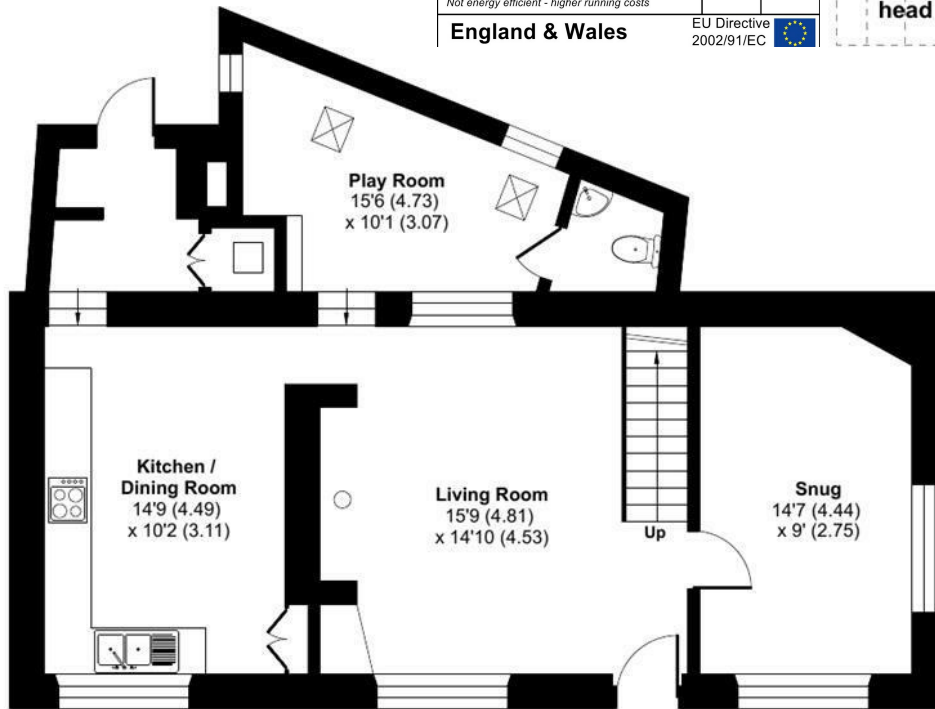


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

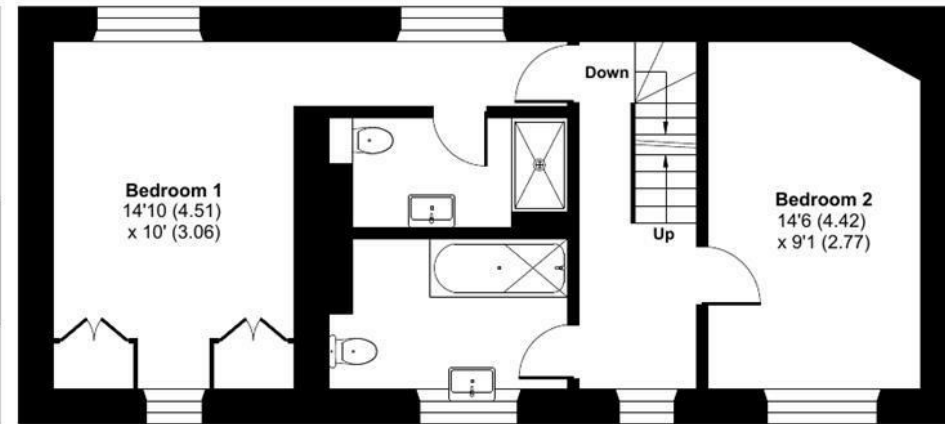
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



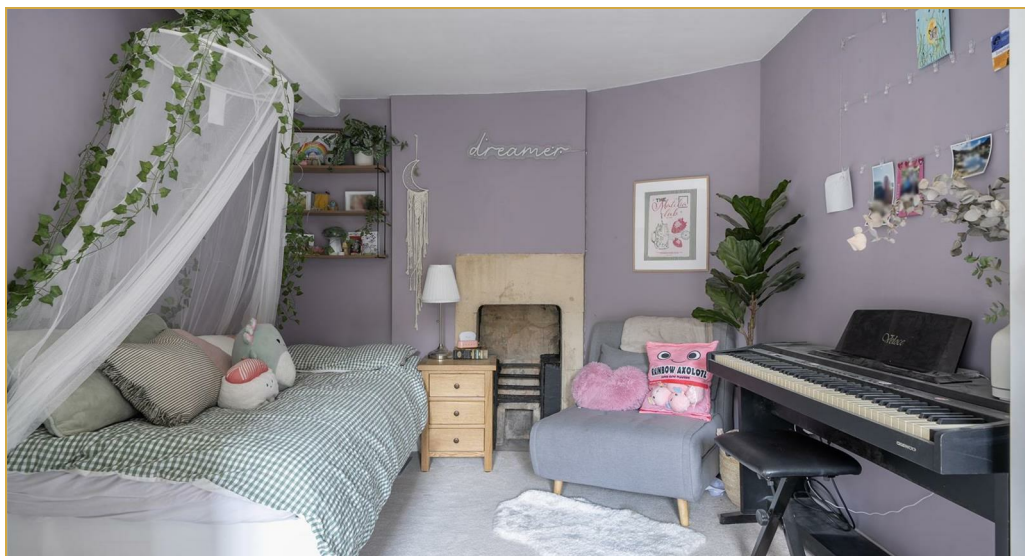
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1420507







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