



Wentworth  
Estate Agents



---

## 1 Alexander Terrace Devizes Road, Box, SN13 8DY

- Extended Edwardian Semi-Detached Property
- Three Bedrooms
- Superb Village Location
- Spacious and Elegant Living Accommodation
- Utility / Boot Room
- Downstairs Shower Room with W/C
- Landscaped Front and Rear Gardens
- Tandem Garage
- Wonderful Views of Box and Colerne
- Fantastic Public Transport Links

**Price guide £575,000**

---

### Location

The pretty Village of Box enjoys a welcoming community with an excellent range of local facilities, which include the primary school, doctor's surgery, post office, cafes, pubs, restaurants convenience stores, church and a recreation ground which hosts various village sports teams and local events. A Budgens and petrol station is in nearby Ashley. Boasting wonderful Countryside, perfect for outdoor pursuits. There are good transport links into Bath City centre, Corsham, Chippenham and surrounding Villages, and a direct train line to London Paddington, Bristol and South Wales from Chippenham and Bath Spa Mainline Stations.

### Internal Descriptions

Entering the property you are greeted with a warm and welcoming entrance hallway, benefitting from an under stair cupboard. The sitting room is inviting, with plenty of natural light, a perfect space for relaxing. The "heart of the home" kitchen is well-appointed with under floor heating and opens into a snug, ideal for family time. The dining area leads from the snug and has a stylish ceiling lantern light and bi-fold doors opening out onto the sunny south facing patio. With a separate entrance, a bright utility/boot room is positioned to the side of the property with access to the kitchen but also a well-appointed shower room, with w/c. To the first floor you will find a light and bright landing with access to the loft. There are two double bedrooms, both with built-in wardrobes. A third single bedroom is currently utilised as a home office and all upstairs windows enjoy stunning views across By-Brook Valley to the front and the bridleway to Henley at the rear. There is a generous family bathroom also on the first floor.

### External Descriptions

To the front of the property you are greeted by stone steps leading up to the front door, flanked by stone walling. A pathway leading to the rear meanders through herbaceous and veggie beds as well as mature trees and shrubs. A useful side access gate offers an alternative entrance to the property. To the rear there is a sunny patio and further steps leading up to the generous lawn. There is a tandem garage, at the rear of the property, with an electric door, power and light, which has space for two cars.

### Additional Information

Tenure - Leasehold  
Council Tax Band - D  
EPC Rating - D

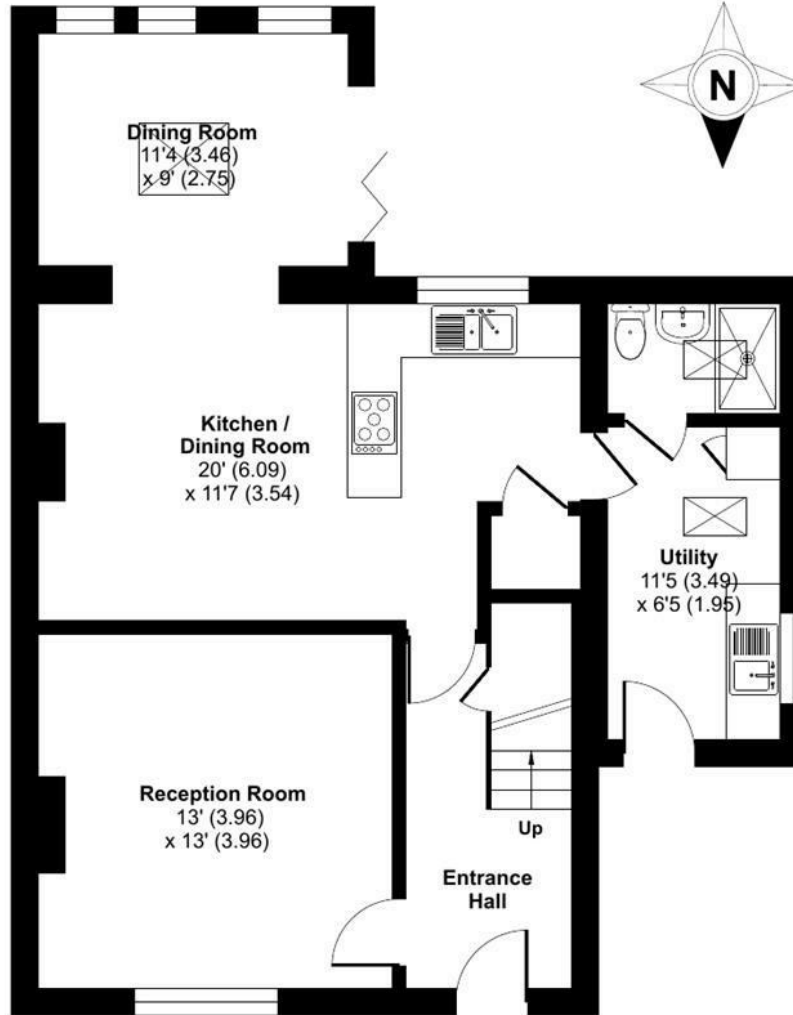
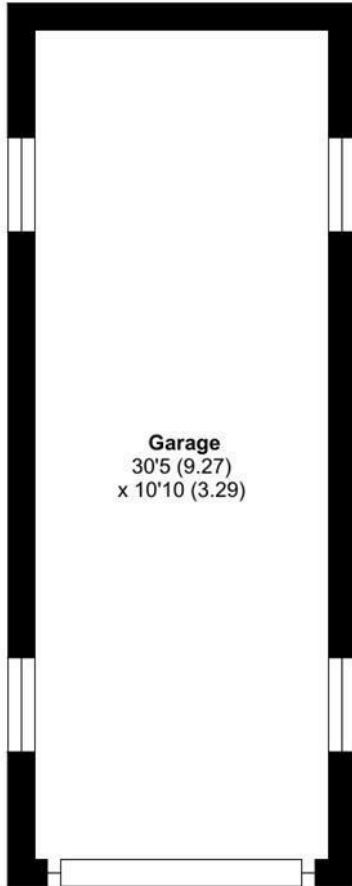
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

### 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.

---

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**

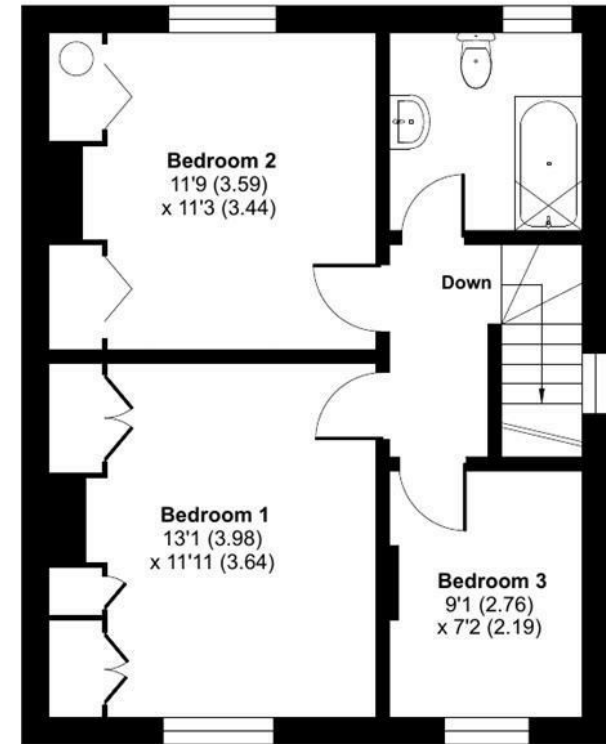
# Devizes Road, Box, SN13

Approximate Area = 1216 sq ft / 112.9 sq m

Garage = 328 sq ft / 30.4 sq m

Total = 1544 sq ft / 143.3 sq m

For identification only - Not to scale



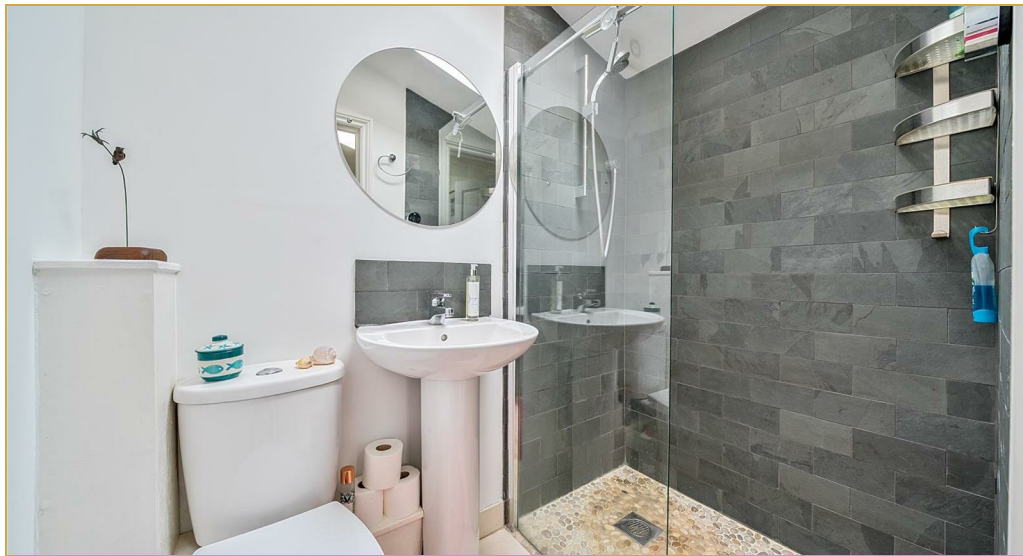
**FIRST FLOOR**



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: 1410451







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.

