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Ashley Firs, Box, Corsham, SN13 8AN

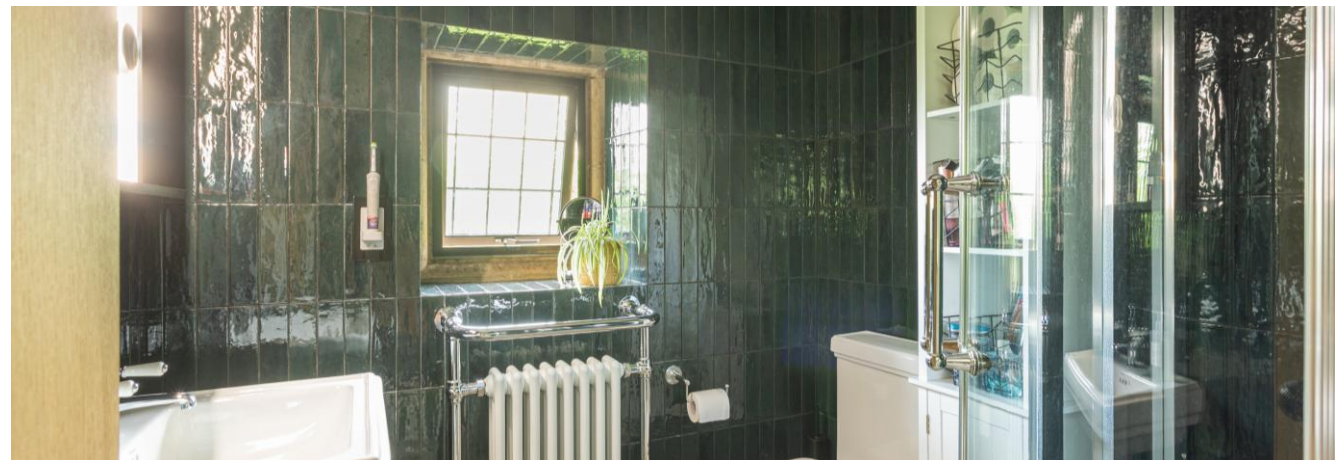
NO ONWARD CHAIN - This truly impressive family home showcases a stunning interior that beautifully blends contemporary style with modern living, while retaining many charming period features. Offering a generous 2,236 square feet of accommodation in the main house and an additional 502 square feet in the annex, this property has been thoughtfully upgraded and extended by the current owners.

As you enter the property, you are greeted by handsome stone-pillared posts that lead you down the driveway to a spacious parking area. The ground floor is designed with families in mind, featuring an inviting entrance hall, a convenient WC, and a semi-open plan kitchen/dining room. This area boasts exposed timbers, a stylish modern kitchen with stone-tiled flooring, exposed stone walls, and reconditioned antique radiators. The kitchen flows seamlessly into the large and impressive sitting room, where bifold doors open out onto a beautiful patio and garden, creating a perfect space for both relaxation and entertaining. Additionally, the ground floor offers a cozy snug, an inner hallway with stairs leading to the first floor, and a practical utility room off the kitchen.

Upstairs, a long landing area provides access to all the bedrooms. The sumptuous master bedroom features an en-suite and offers stunning views over the rear garden. Bedroom two includes a Juliet balcony, while bedroom four also benefits from an en-suite. A beautiful family bathroom serves the remaining two bedrooms, providing ample space and comfort for the entire family.

The detached one-bedroom annex adds further flexibility to the property, offering a ground floor kitchen/living room, an upstairs bedroom, and a bathroom – ideal for guests, extended family, or even as a rental opportunity.

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 tranquility and attracts local wildlife. The grounds are further enhanced by mature indigenous trees, creating a peaceful and private setting.





Additional features include a newly installed septic tank, planning permission for an orangery, and mood lighting throughout the garden, making this home as practical as it is beautiful.

This exceptional property offers a perfect blend of modern living and period charm, with spacious accommodation, stunning gardens, and a sought-after location. It is truly a family home that must be seen to be fully appreciated.

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.

Additional Information:
 Tenure: Freehold
 Council Tax Band: G
 EPC Rating: F (25) // Potential: D (60)
 Services: Gas fired central heating, Mains water supply, Septic Tank, Mains electricity, Double glazing throughout.

Current	Potential																								
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