
WHITE
COTTAGE
WentWorth
Estate Agents



White Cottage Devizes Road, Box, Box, SN13 8DY

■ Charming three bedroom semi-detached period cottage ■ Desirable Village location ■ Updated to a high standard by the current owners ■ Spacious and very well-presented ■ Idylllic gardens with beautiful terrace ■ Stylish and bright kitchen and dining room ■ Wonderful views to the front ■ Double garage and parking

Price guide £600,000

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, Box is ideal for families. 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 Description
White Cottage has been lovingly updated by the current owners, creating spacious and airy living accommodation. The welcoming entrance hallway boasts engineered oak flooring, which runs throughout the ground floor, creating a stylish and warm ambience. An elegant living room is to be found at the front of the property and is a perfect space to relax with friends and family, especially when the log burning stove is lit during cooler evenings. A sleek Howdens kitchen has been newly fitted and is enhanced by the Devol accessories. For additional natural light there is an electronically controlled Velux. A large pantry can be found to the side of the kitchen, ideal for storing ambient goods. Leading from the kitchen there is a superb dining room which lends itself to both informal dining and formal hosting, whilst the bespoke patio doors offer the opportunity of al fresco entertaining on the gorgeous and sunny, recently installed patio. Also on the ground floor you will find a useful utility room which doubles up as a guest cloakroom. To the first floor there are two generous double bedrooms, bedroom one enjoying views of Box Village and By-Brook Valley to the front, and garden views to the side. The second bedroom is to the rear of the property and benefits from plenty of natural light. The third bedroom is a good sized single, currently utilised as a dressing room, however would make a super study or children's room. Also to the first floor you will find a family bathroom (which requires some updating), large linen cupboard, which houses the boiler and an additional storage cupboard.

External Description
White Cottage is accessed by way of pretty stone steps to the front, leading to the front door. Vehicular access is by way of a private lane to the rear which leads to the double garage and parking. The garage has been sectioned to create a workshop to one side and storage to the other, easily converted back if a double garage is required to house cars. The stunning gardens offer a tranquil haven to relax or play in and the stunning new terrace is ideal for hosting. Full of mature shrubs and delightful old fruit trees, the garden is perfect for the keen gardener having a greenhouse and a traditional potting shed and log shed. A central lawn is flanked by herbaceous borders while a stone pathway meanders around the edge, providing access to the outbuildings and the garage. There is a small feature pond for attracting wildlife, which adds to the serene ambience. With space to hide the bins away and useful outside power outlets, this garden has been thoughtfully and beautifully created.

Additional Information
Tenure - Freehold
Council Tax Band - Wiltshire D
EPC - 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
Important Notice

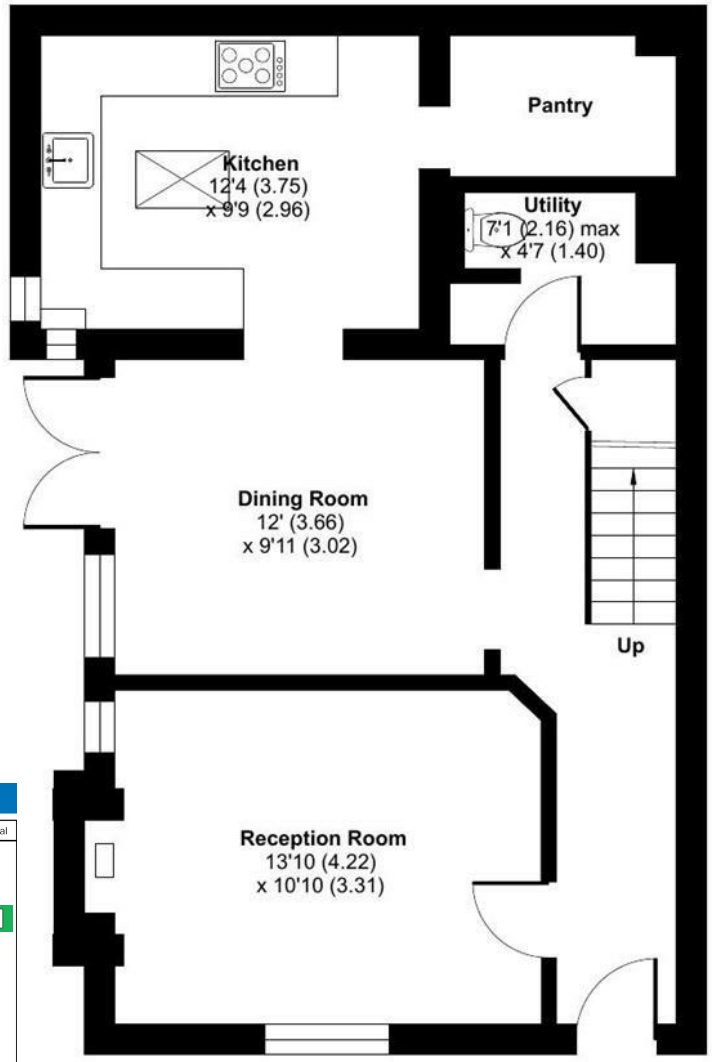
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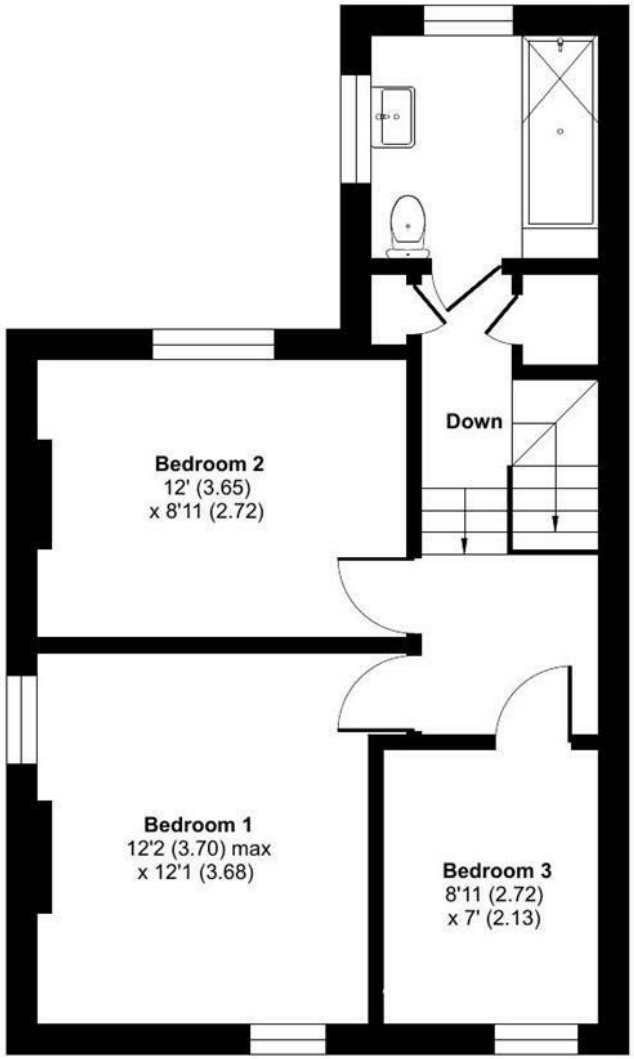
Approximate Area = 1085 sq ft / 100.7 sq m

For identification only - Not to scale

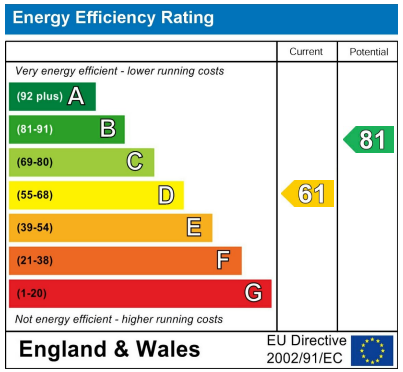




GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1492923

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