

whiteley helyar



1,357ft²



3 bedrooms



2 bathrooms



garage and
driveway

Guide Price £650,000

4 The Barton, Box, Corsham, SN13 8AL

A beautiful 17th Century detached cottage in this tucked away, sought after and peaceful location on the Eastern outskirts of Bath. Listed Grade II, the house offers many fine and original period features and well presented and charming accommodation, with lovely gardens, a garage and further driveway parking.

ACCOMMODATION

3 bedrooms
separate shower room
living room
dining room
gas fired heating

bathroom
sitting room/snug
kitchen
cloakroom
greenhouse, garage & parking

EXTERNALLY

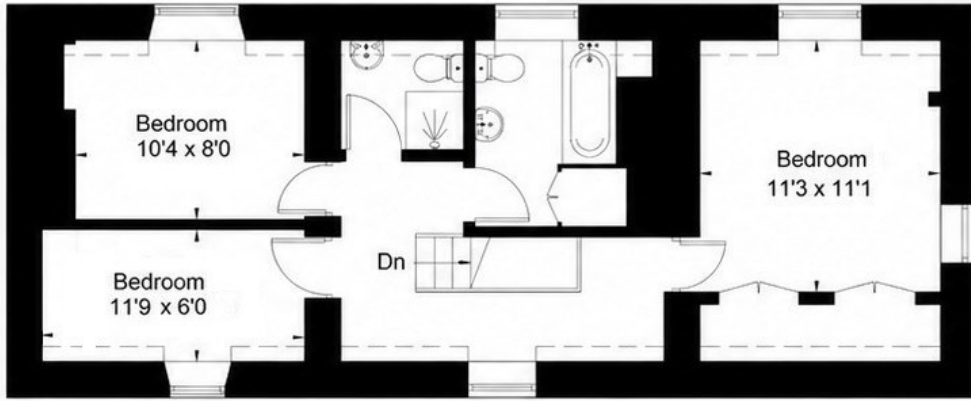
Wisteria Cottage stands in delightful private gardens, principally to the rear, Southeastern side. The very well tended gardens are of good size, laid mainly to lawn with a wide paved sun terrace directly off the house - perfect for outdoor dining. There is a further lovely patio area under a pergola at the top of the garden, many specimen shrubs, hedging, mature bushes, flower and herbaceous borders. Detached greenhouse, garage with electric door and driveway/car turning space.

LOCATION

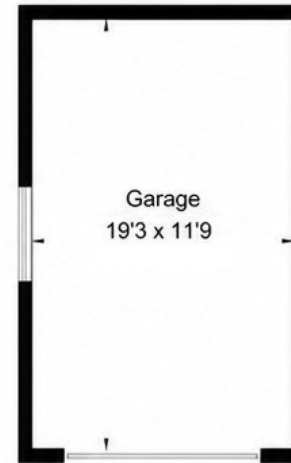
The Barton is a really lovely spot, set up a short driveway in this delightful hamlet, close to open countryside but only just over 5 miles from the centre of Bath. The popular Northey Arms pub is close by, as is Budgens mini-supermarket, whilst the extensive amenities in the villages of Box, Batheaston and Bathford (including primary schools, pubs, shops and parks) are within easy striking distance. The house is served by buses and swift access to is available to mainline rail and the M4 – both the Bath and Chippenham junctions.



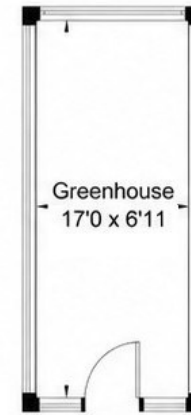




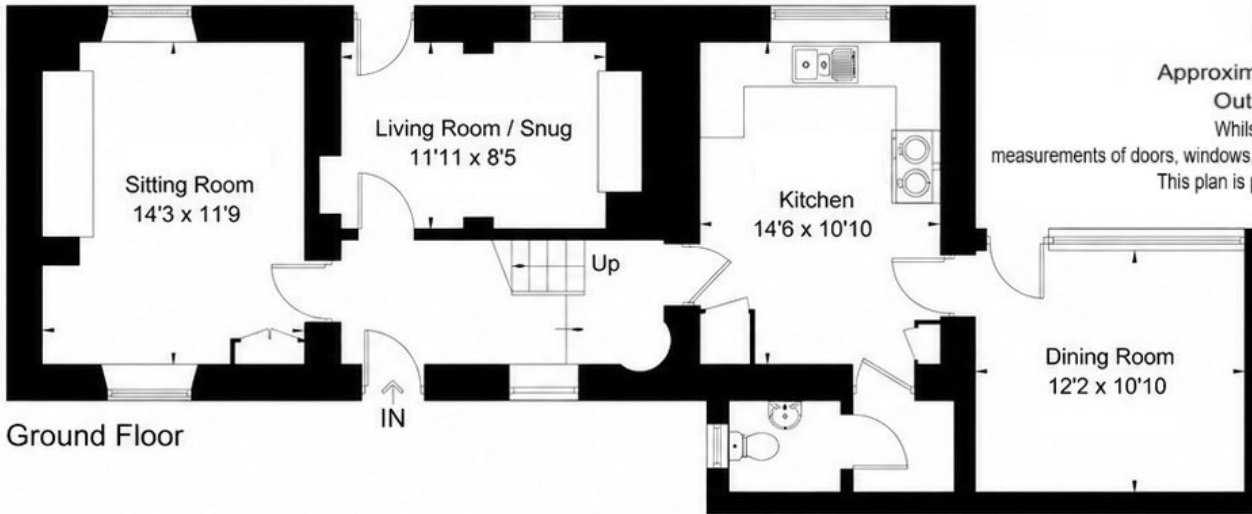
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

Approximate Area = 126.1 sq m / 1357 sq ft Garage = 21.1 sq m / 227 sq ft
 Outbuilding = 10.8 sq m / 116 sq ft Total = 158 sq m / 1700 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		www.epc4u.com

Tenure: Freehold
Council Tax Band:
 'E' £2,890.65 (26/27)