



Clydesdale Road, Box

£530,000

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- Unique, spacious and flexible 4 bedroom detached property
- Fabulous views across the Bybrook valley
- Walking distance of the village amenities via a pedestrian only access path.
- Flexible accommodation with 2 bedrooms upstairs and 2 downstairs
- Best vehicular access via Henley Lane is from Kingsdown. Please ask the agent for more details.
- Excellent village location in Box, close to Bath and Corsham
- Good sized wrap around garden with different areas to sit, play or grow veg.
- Large kitchen/breakfast room with additional utility room
- Garden to rear backs onto fields
- NO ONWARD CHAIN!



NO ONWARD CHAIN! A unique 4 bedroom property set in a quiet location yet within the heart of Box village. Larger than expected and with flexible accommodation, this property benefits from stunning views across the valley, fields to the rear, a wrap around garden and, unusually for this road, parking for 4 cars plus a garage! A fantastic opportunity to live in this popular village with excellent transport links to Bath and the picturesque town of Corsham. For best vehicular access, please ask the agent.





Sunnyside, Clydesdale Road, Box, CORSHAM, SN13

Approximate Area = 1473 sq ft / 136.8 sq m
 Limited Use Area(s) = 71 sq ft / 6.5 sq m
 Garage = 113 sq ft / 10.4 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 1702 sq ft / 157.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Jaine Whitfield Property Services. REF: 1450053



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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