



📍 Westdene, The Ley, Box, Wiltshire, SN13 8LA

🏠 Guide Price £600,000

Centrally located in this sought-after village location is this Mature 3-Bedroom Detached Bungalow with commanding far-reaching west-facing views, with private parking for four cars

- Mature 3 Bedroom Detached Bungalow
- Stunning Far Reaching Views
- Modern Contemporary Feel Throughout
- Garage and Parking For Two Cars
- Open Plan large Kitchen Breakfast Room
- Seperate Utility Room & Cloakroom
- 2 Double and One Large Single Bedrooms
- Gas Central Heating & Double Glazing
- Sought After Village Location

🏠 Freehold

🏠 EPC Rating C



Located in the sought-after village location of Box, benefiting from excellent access to both Bath and Corsham we are delighted to bring to the market this mature 3-bedroom detached bungalow with the most amazing views. Centrally located close to all the local amenities, the property has been lovingly updated and improved by the owners, giving a modern, contemporary feel throughout. The accommodation comprises an entrance hall that leads into a large open plan kitchen, breakfast room that gives the first glimpse of those amazing west-facing views across the village below. Planning approval for a balcony to be added to the kitchen/diner has been approved, should you want to enjoy either morning coffee alfresco or an evening drink watching the sunset. There is a large separate utility room that leads from the kitchen, along with the separate living room that benefits from a wood-burning stove, along further views. The bungalow has two double bedrooms and a large single bedroom plus a shower room and a separate cloakroom. Moving outside the gardens wraps around the property with ample lawns and patios to enjoy your outdoor time, plus there is private parking for up to four cars. The property is heated by gas central heating and double-glazed throughout.

#### **Situation**

This sought-after village is superbly well situated for access to Bath & Corsham with village amenities including an excellent primary school, village hall with library, two convenience stores being Budgens and Londis, church, pub, post office/store, two restaurants (Bengal Bear - Indian and Vine & Plate - Mediterranean/Eastern European) two hairdressers, doctor's surgery & the excellent Rec – an impressive open space resource with cricket, football, bowling club, tennis courts & playground. Corsham is located close by and caters for most day-to-day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants, and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

#### **Property Information**

Gas Central Heating

Mains Services

Council Tax Band C

E.P.C Rating: C

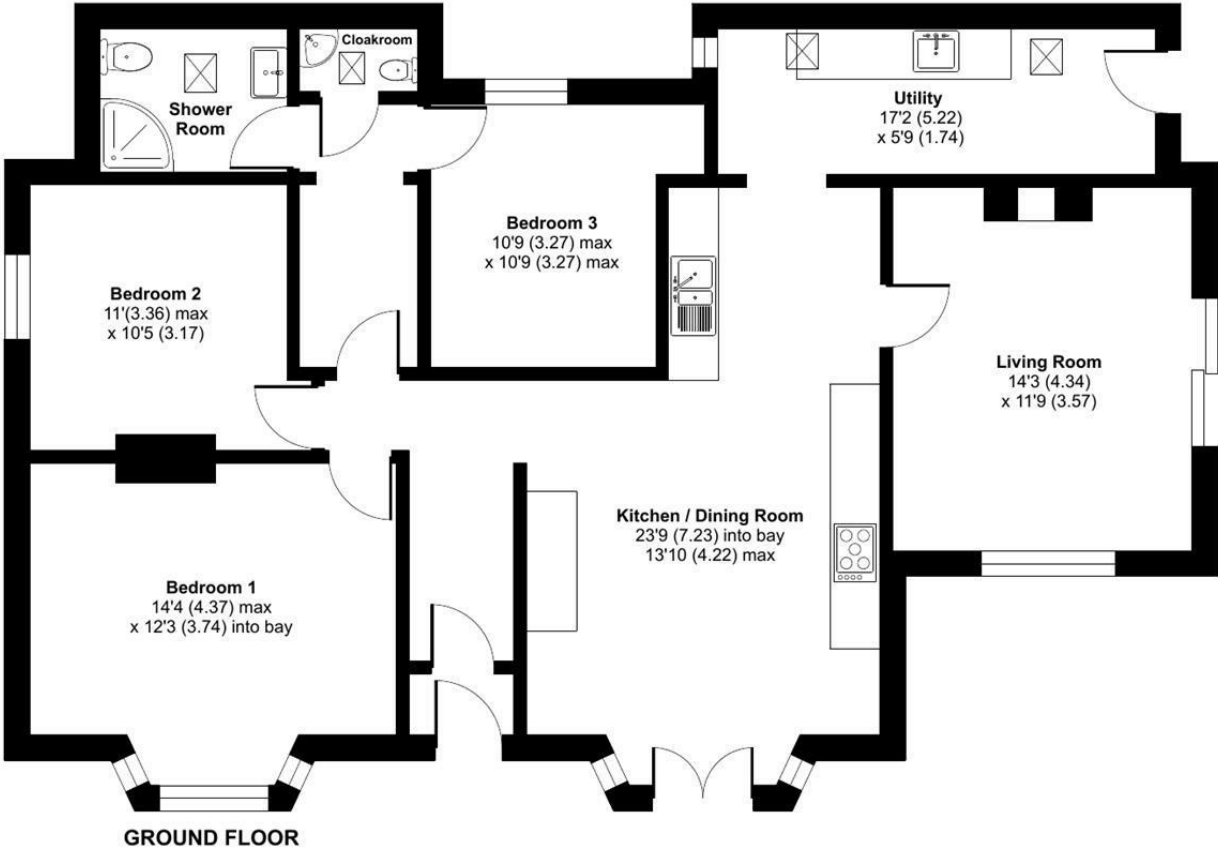
Garage & Parking For 2 Cars



# Westdene, The Ley, Box, Corsham, SN13

Approximate Area = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1384933

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