



⑨ 3 Church Lane, Box, Box, Wiltshire, SN13 8NR

∅ Guide Price £325,000

Beautifully Presented Throughout and located in this sought-after village of Box in the heart of the village is this Grade II Listed Cottage with a wealth of character and charm throughout with two double bedrooms and a first floor bathroom.

- 2 Bedroom Grade II Listed Period Cottage
- Central Location in Sought After Village
- Beautifully Presented Throughout
- 2 Double Bedrooms & First Floor Bathroom
- Wealth of Character & Charm Throughout
- Large Kitchen Breakfast Room
- Gas Central Heating
- Courtyard Garden
- No Onward Chain

∅ Freehold

⑩ EPC Rating D



A charming Grade II listed Cottage set in the historic heart of Box. Sympathetically extended and in keeping with the original, the cottage on the ground floor includes a dining room, sitting room, and kitchen. On the first floor can be found two double bedrooms and a family bathroom. Further benefits to the property include a central village location, gas central heating, a side garden and a quiet location off the main road. The property is brought to the market with No Onward Chain

DIRECTIONS

From our office in Corsham bear right into Pickwick Road and continue until you reach the A4 and follow the signs to Box. As you enter the village after approximately half a mile bear right directly opposite the Chemist. The cottage can be found on your left.

SITUATION

Box is a popular Wiltshire village offering an excellent range of local facilities which include post office, general stores, newsagent, butchers, chemist, library, doctors surgery, public houses, church and local primary school. The Georgian City of Bath (circa 6 miles) offers a more comprehensive range of facilities. There are mainline railway links to London, Bristol and Swindon from Bath and Chippenham.

ENTRANCE

Glazed door into.

DINING ROOM

12'0" 10'2" recess x 9'11"

Glazed window to the front, wood panelling to some walls, exposed stone wall, wall mounted cupboard housing electric meters, floor cupboard housing gas meter, radiator, door to sitting room, door to.

KITCHEN

12'1" x 5'7"

Fitted with a range of wall and base mounted units with solid wood work tops over, ceramic sink unit with mixer taps, window and door to the rear, built in electric oven and separate gas hob with extractor hood over, built in slimline dishwasher, space for washing machine, space for fridge/freezer, tiled splashbacks, tiled floor.

SITTING ROOM

13'10" x 12'7"

Dual aspect windows, two windows to the front and one to the side, stairs rising to the first floor with understairs storage, T.V point, telephone point, double radiator, exposed stone wall.

FIRST FLOOR LANDING

Cupboard with frosted window to the rear and housing a wall mounted combination boiler, loft access, doors to all rooms.

BEDROOM ONE

12'6" max x 10'7" max

Dual aspect window to the front and side, overstairs cupboard.

BEDROOM TWO

11'11" max x 9'0"

Two windows to the front, exposed ceiling beams, double radiator.

BATHROOM

Four piece suite comprising panelled bath, low level W.C, pedestal sink, shower cubicle, heated towel rail, part wood panelled walls with cupboard built in, shaving point and light, ceiling mounted extractor fan, frosted window to the rear.

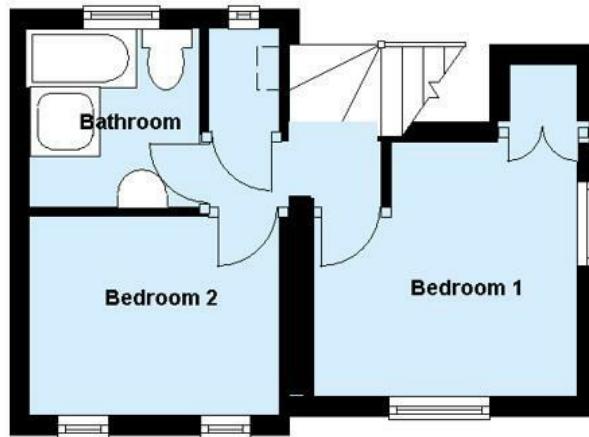
EXTERIOR

GARDEN

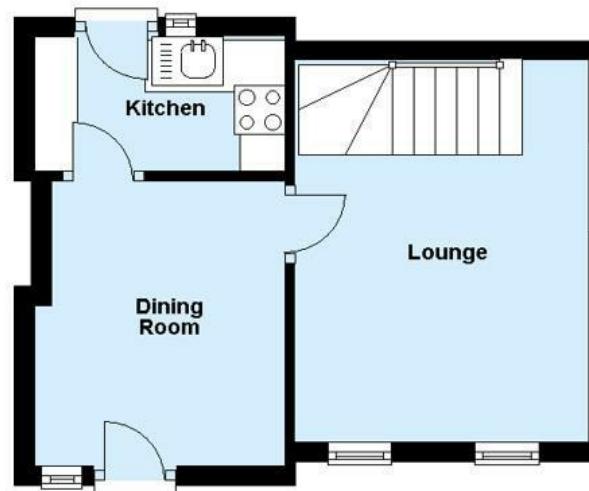
Accessed from the kitchen along a short path, the garden is on the side of the cottage and is enclosed by fencing, laid to patio stones and privacy is ensured by an arrangement of established bushes and shrubs.



First Floor



Ground Floor



Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.