



📍 Dale Brook Market Place, Box, Corsham, Wiltshire, SN13 8NZ

🔗 Offers In Excess Of £300,000

Dale Brook is a Very Pretty 17th Century Grade II Listed 1-2 Bedroom House located in the picturesque village of Box. The home is a perfect blend of historical charm and modern comfort, offering a unique living experience in a highly sought-after location.

- Very Pretty Grade II Listed 1 Bedroom Cottage
- Wealth of Character & Charm Throughout
- Located in Sought After Village Location
- Large Kitchen Breakfast Room with Snug Room
- Light & Spacious Bedroom With Dual Aspects
- Perfect Lock & Leave or Holiday Let Cottage
- Requiring Some Updating Throughout
- Realistically Priced With No Onward Chain

🏠 Freehold

🏠 EPC Rating E



Welcome to this enchanting 1/2 bedroom end-of-terrace house, a remarkable 17th-century Grade II listed property in the picturesque village of Box. This home is a perfect blend of historical charm and modern comfort, offering a unique living experience in a serene and highly sought-after location. The living accommodation comprises a large, well-appointed kitchen breakfast room with a feature bay window to the front and a window seat giving plenty of natural light and creating a welcoming atmosphere, with modern base and wall units. Leading off here is a room that could be ideal as either a home office or second bedroom, currently set up as a cozy snug. Also, on the ground floor, under the stairs, is a very convenient ground floor WC. A staircase from the kitchen-diner ascends to the first floor, leading to a bright and spacious sitting room with dual aspects to both the front and rear, perfect for relaxation and entertaining. The second floor hosts the generously sized master bedroom, offering a peaceful retreat with ample space and comfort. Contemporary Three-Piece Bathroom Suite: The modern bathroom features a stylish three-piece suite, providing a perfect blend of contemporary convenience and historical character. The cottage is brought to the market with No Onward Chain.

**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, Budgens, family butcher, church, pub, post office/store, curry house, 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

Council Tax Band: D

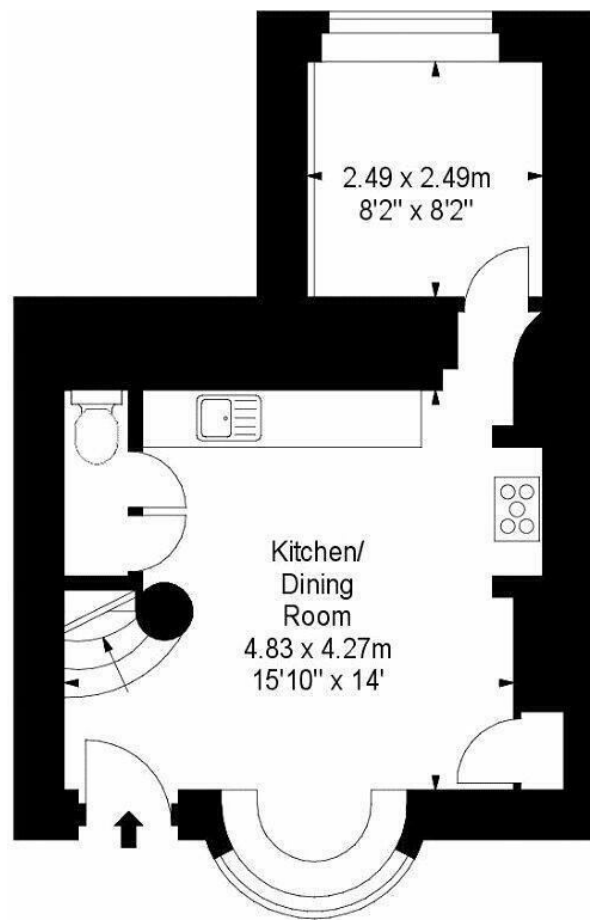
E.P.C Rating: E

Mains Services

Grade II Listed

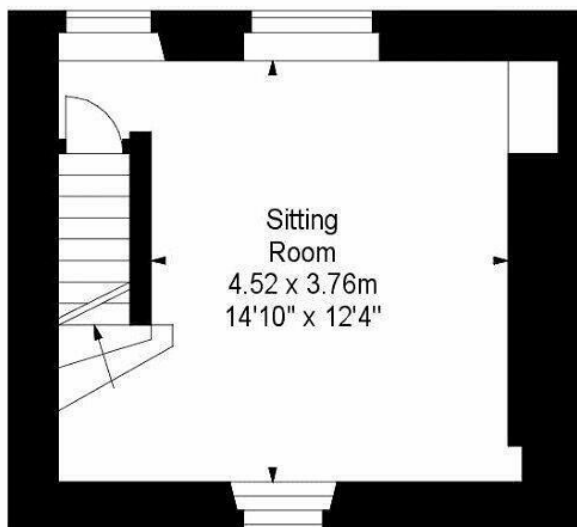
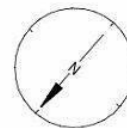
No Onward Chain





**Ground Floor**

**Approx. Gross Internal House Area \***  
**81.75 M<sup>2</sup> - 880 Ft<sup>2</sup>**



**First Floor**



**Second Floor**

**Illustration For Identification Purposes Only. Not To Scale**

**\* As Defined by RICS - Code of Measuring Practice**

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 firms 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.