



WentWorth  
Estate Agents



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## Silkwood The Ley, Box, Wiltshire, SN13 8EW

- Four Double Bedroom Detached Family Home.
- Garage and Parking.
- Front and Rear Gardens.
- Spectacular Setting within Woodlands.
- Village Location.
- Close to Local Amenities.
- Requiring Updating Throughout.
- Offered with No Onward Chain.

**Price guide £450,000**

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### **Location**

The Village of Box , with its warm and welcoming community, offers an array of amenities that include shops, a post office, Doctors' surgery, a popular primary school, playing fields and a choice of popular public houses.

Located on the outskirts of Corsham, within the southern Cotswolds Area of Outstanding Natural Beauty, and having beautiful countryside to enjoy.

The Georgian World Heritage City of Bath is just 6 miles away. There are also excellent transportation links and mainline rail service to London from nearby Chippenham as well as a regular bus service into Bath. Box also benefits from a coach services direct into Heathrow and London Victoria.

### **Internal Descriptions**

Entering the property you are greeted with an entrance hallway. This leads to the spacious living room with plenty of natural light by way of the dual aspect windows and patio doors. The kitchen /diner offers plenty of space and benefits from plenty of natural light. A separate utility room and guest cloakroom are also to be found on the ground floor. To the first floor there are four, generous double bedrooms and a family bathroom.

### **External Descriptions**

Silkwood is accessed via a Private Lane which leads up to the property. To the front you will find parking, the garage and a garden. To the rear there is a sunny patio, ideal for entertaining and steps which lead you up to a serene decked area from which to enjoy the stunning views across Box. Surrounded by mature trees, this property is perfect for watching the wildlife and absorbing the beauty of nature.

### **Agents Note**

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### **Additional Information**

Tenure - Freehold

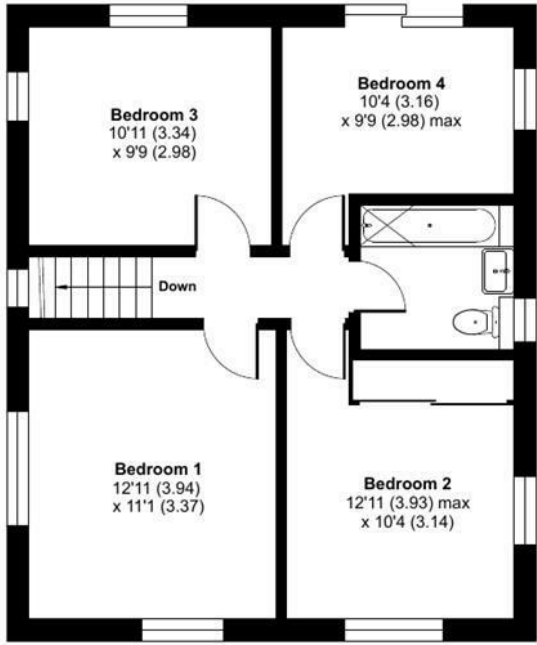
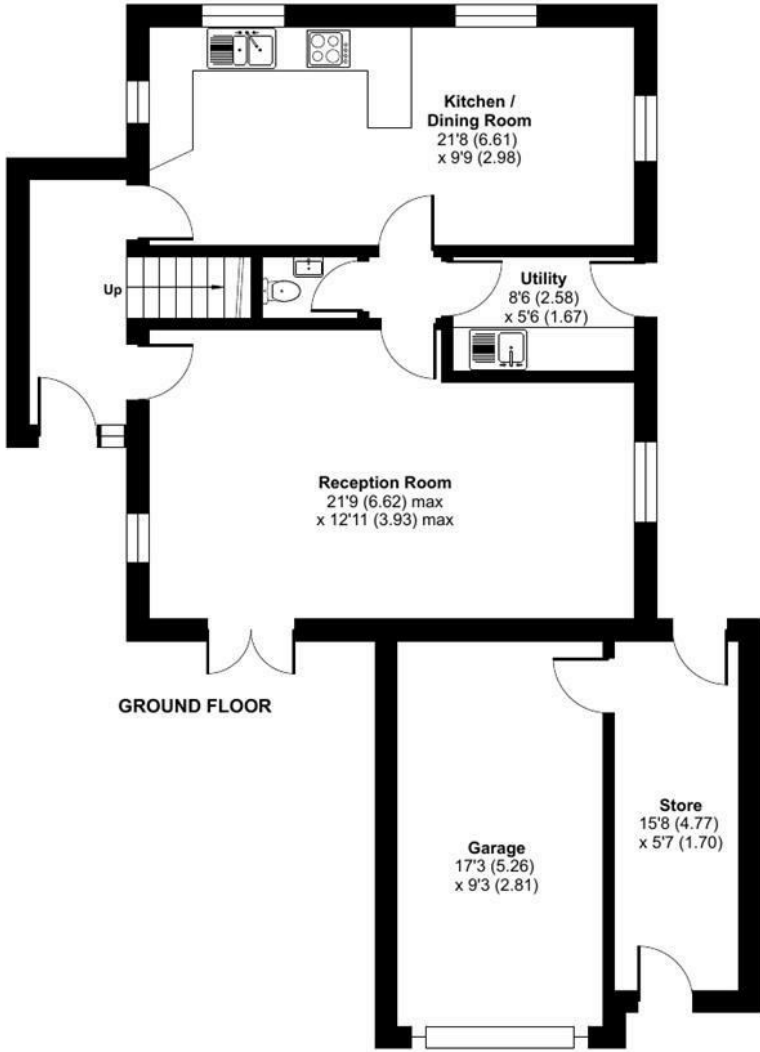
Council Tax Band - Wiltshire E

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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# Silkwood, The Ley, Box, Corsham, SN13

Approximate Area = 1211 sq ft / 112.5 sq m  
 Garage = 254 sq ft / 23.5 sq m  
 Total = 1465 sq ft / 136 sq m



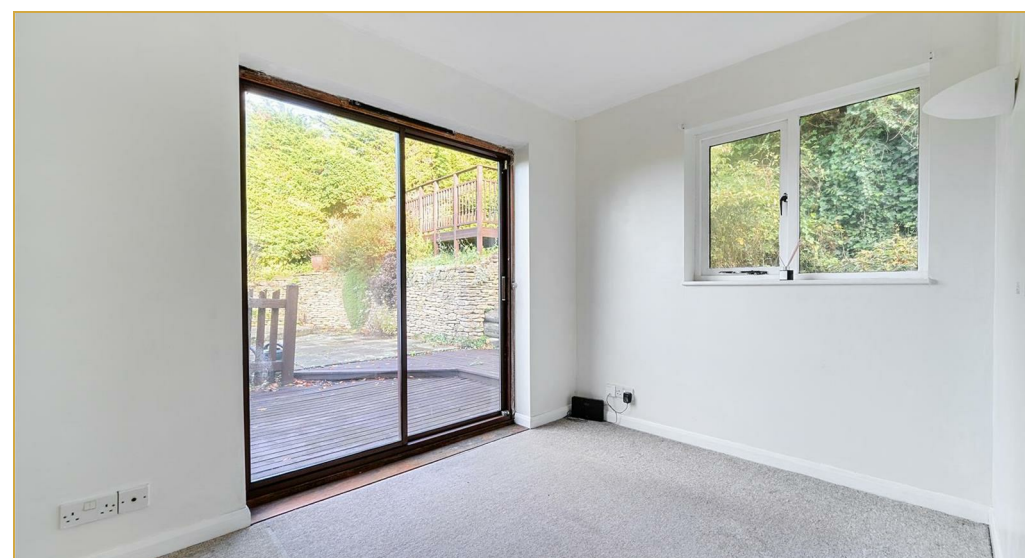
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/cheom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1381684







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