



WentWorth  
Estate Agents



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## The Cottage Washwell, Box, Box, SN13 8DA

- Detached Period Family Home. ▪ Five Double Bedrooms ▪ Two En-Suites & A Family Bathroom ▪ Spacious Living Accomodation ▪ Extensive Gardens ▪ Double & Single Garage ▪ Paddock With Stabling ▪ Double Garage had planning to be converted into a holiday home ▪ Close to village shops and amenities ▪ Stunning Views

Price guide £975,000

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### Location

Washwell is a pretty hamlet located within the Parish of Box. Sitting between Bath and Corsham . Situated within the Cotswold Area of Outstanding Natural Beauty, the Village of Box offers a welcoming community and boasts wonderful country and woodland walks to enjoy. There are superb pubs to frequent, a popular Primary School and local Doctors Surgery. Benefitting from easy access to J17 of the M4, Bath and Chippenham Mainline Stations.

### Internal Descriptions

Entering the property you are led into a hallway, with flagstone flooring. To the right you will find a useful guest cloakroom. The kitchen is to the left of the hallway and is fitted with maple wall and base units which are complimented by the granite work tops and wooden flooring. With plenty of natural light, by way of a sash window to the front and a window to the side. Benefitting from a Neff double oven, hob and extractor. The sitting room offers a warm and relaxing space with an Adams style fireplace being the focal point. From the sitting room you will also find a generous utility/boot room. Take the steps down to the dining room which is perfect space for formal gatherings. There is also a family room, which is a great space for a children's playroom. The spiral staircase leads up to a wonderful study area, perfect for working from home and there is a side door leading onto the sun terrace. The stairs to the first floor lead from the sitting room, from where you will reach the landing. The master bedroom is both spacious and bright and benefits from built in wardrobes. The elegant en-suite bathroom comprises of a roll top bath, separate walk-in shower, wash hand basin vanity and low level w/c. The second bedroom enjoys an en-suite and has access to the sun terrace, by way of French doors. There are three further double bedrooms which are serviced by the family bathroom.

### External Descriptions

This superb property is accessed via the main driveway, with parking for several cars and has a double garage , all flanked by mature woodland. There is a secondary driveway with a useful single garage. Take the steps from the main driveway and you are greeted with pretty gardens, lawned areas and patios. The mature roses and clematis adorn the frontage of the property, adding to the charm and character. There is a paddock, with stabling, a tack room and a field barn/shelter. Access to the top field is by way of a lane. The gardens are extensive and offer enchanting areas filled with woodland flora and enjoying views over the woodland and valley.

### 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 - D

NB : The double garage had planning to be converted into a holiday home.

NB : The seller is happy to sell the property without the paddock at a reduced figure - please call for more information.

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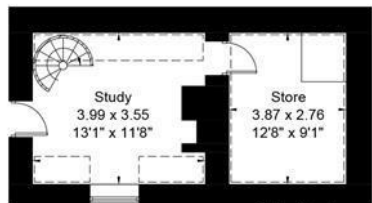
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# The Cottage, Washwell, Box SN13 8DA

Approximate Gross Internal Area = 209.9 sq m / 2259 sq ft

Outbuildings = 53.2 sq m / 572 sq ft

Total = 263.1 sq m / 2831 sq ft

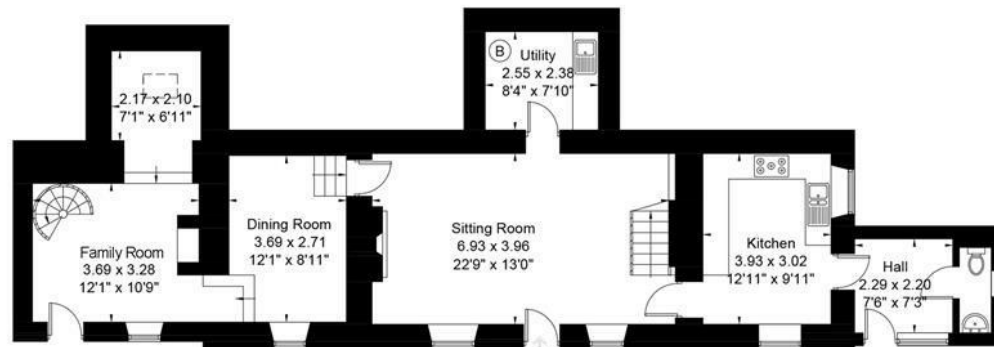


First Floor

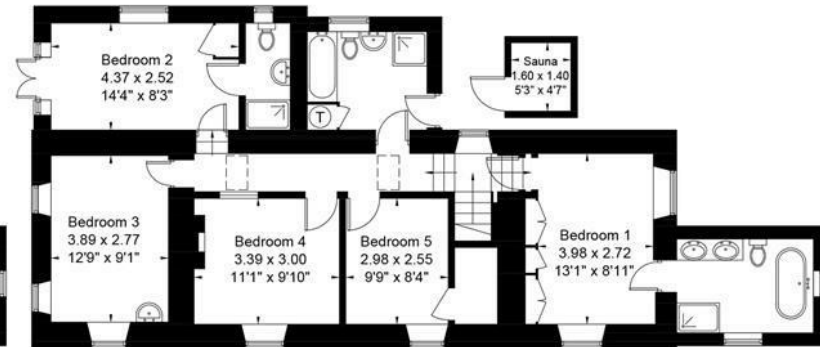


Outbuildings

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





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