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11 Market Place, Box, Wiltshire, SN13 8NZ

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Guide Price £360,000

Located in the heart of ever ever-popular village of Box on the outskirts of Corsham this beautifully presented 2 Bedroom Period Cottage which dates back to the 18th century and has been owned by the same family for approaching 40 years.

- Beautifully Presented Period Cottage
- Sought After Village Location
- Full Width Sitting/Dining Room With Wood Burner
- Pretty Enclosed Cottage Garden
- 2 Double Bedrooms
- Home Office Space
- Gas Central Heating
- Down Stairs Cloakroom

Freehold

EPC Rating D









We are delighted to bring to the market in the heart of ever ever-popular village of Box on the outskirts of Corsham this beautifully presented 2 Bedroom Period Cottage which dates back to the 18th century and has been owned by the same family for approaching 40 years. The cottage was originally built as two cottages and made into one property many years ago and boasts a wealth of character and charm. As you enter the cottage there is a welcoming entrance hall that has a downstairs cloakroom. The cottage has a large comfortable sitting/dining room at the front of the cottage which runs the full width of the house with a stone fireplace with a wood-burning stove at one end along with a further fireplace at the other end. The adjoining kitchen is fully fitted overlooks the rear garden and leads into the double-glazed conservatory, which also overlooks the pretty well-tendered cottage garden. Upstairs there are two double bedrooms and a family bathroom along with a separate shower. Along with this, there is a very useful half-landing that would make an ideal home office area. Outside there is a beautifully looked-after cottage garden that is enclosed by stone walling that faces south which is perfect for enjoying those peaceful relaxing moments. The property is double-glazed and heated by gas central heating.

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 Infomation
Gas Central Heating

Mains Services

Council Tax Band C

E.P.C Rating: D







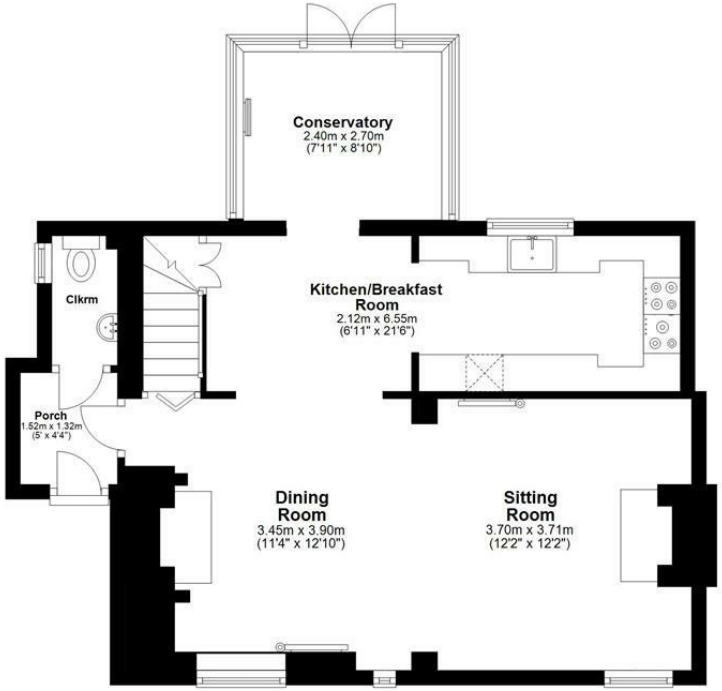
First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



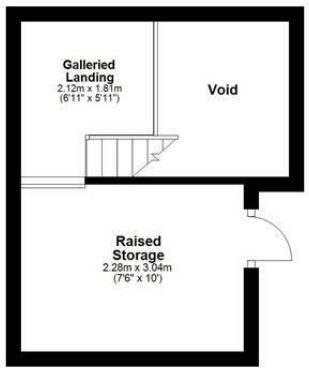
Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Second Floor

Approx. 14.9 sq. metres (160.9 sq. feet)



Total area: approx. 113.2 sq. metres (1218.0 sq. feet)

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.

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