



## **BIRCHES, LOWER KINGSDOWN ROAD, KINGSDOWN, CORSHAM, WILTSHIRE, SN13 8BG**

Entrance hall • Sitting room • Dining room • Kitchen/  
Breakfast room • Garden/Family room • Cloakroom  
• Three bedrooms • Family bathroom • Garage •  
Outbuilding

### **DESCRIPTION**

A lovely detached home in an excellent Cotswold location near Bathford and Box. This lovely three bedroom home has been in the same ownership for many years and has also been extended to the ground floor.

There is a lovely sitting room, which is open plan to the dining room and therefore dual aspect to the front garden and rear also. The kitchen sits to the rear of the house and looks out to the fantastic views and the back garden. There is a high ceilinged rear extension accessed from the dining room that opens through glazed doors to the rear decking and back garden. This is a great room for using as a home office or games room. The stairwell is lit by a wonderful picture window taking in the views of the valley beyond. Upstairs are three bedrooms and the family bathroom.

To the front of property is driveway parking and a small lawn with planted borders. The substantial rear garden is a delight, with gorgeous views from the raised decking and here are raised beds for growing your own veg. There is a paved path leading to a greenhouse and there is a good sized storage shed.

**A WELL SITUATED DETACHED FAMILY HOME WITH STUNNING VIEWS AND A LARGE GARDEN. BIRCHES IS SITUATED IN THE COTSWOLDS AREA OF LOWER KINGSDOWN CLOSE TO BATHFORD VILLAGE AND BOX VILLAGE**







### SITUATION

Kingsdown is a rural hamlet positioned in The Cotswold Area of Outstanding Natural Beauty and Green Belt, located between the village of Bathford and the market town of Corsham.

The world heritage city of Bath is only a 15 minute drive away, and Chippenham is only 9 miles with its mainline rail link to London Paddington from 75 minutes. Kingsdown has The Swan Inn and a well-regarded golf course and driving range. There are also a wonderful selection of village pubs in neighbouring Box, Monkton Farleigh and Bathford for those who enjoy country walks ending at a pub. Corsham has all one's day to day amenities, whilst Bath is famous for its architecture, historic origins and stunning setting in the south of the Cotswolds. Schooling in the area is excellent with a primary school in Bathford ('Outstanding' Ofsted rating) and also Box ('Good' Ofsted rating), with a further selection of public and private schools in Bath and Chippenham.

### ADDITIONAL INFORMATION

**Tenure:** Freehold with an annual peppercorn rent charge. Please ask agent for more details.

**Services:** Mains water, gas and electricity. Private drainage.

**Council Tax:** Band F

**Local Authority:** Wiltshire Council

**EPC:** Band D

**Directions:** Leave Bath on the London Road. At the Batheaston bypass take the A4 towards Box. At the Bathford roundabout take the 3rd exit onto the A363 Bradford Road. Bear left onto Bathford Hill and right onto the High Street. Take the left fork into Lower Kingsdown Road. Birches will be found on the left hand side.

**Viewing:** Strictly by appointment with Carter Jonas.





Birches

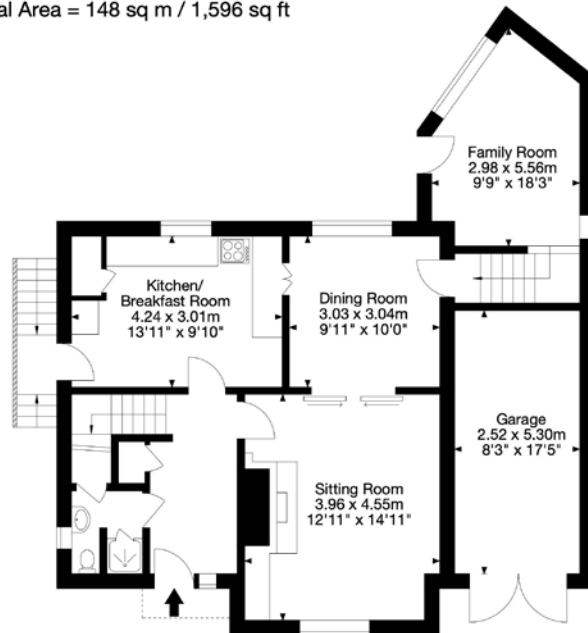
Gross Internal Area (Approx.)

Main House = 122 sq m / 1,313 sq ft

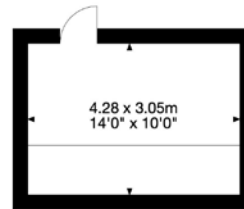
Outbuilding = 13 sq m / 140 sq ft

Garage = 13 sq m / 143 sq ft

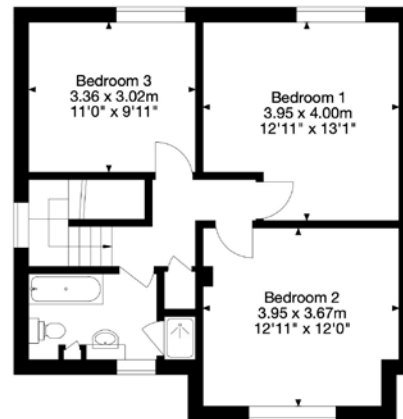
Total Area = 148 sq m / 1,596 sq ft



Ground Floor



Outbuilding



First Floor



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



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