



**RYECROFT**  
Hazelbury Hill, Box

Carter Jonas

## **RYECROFT, HAZELBURY HILL, BOX, CORSHAM, WILTSHIRE, SN13 8LB**

Entrance hall • Sitting room • Dining room • Kitchen • Four bedrooms • Office/Study • Cloakroom/W.C. • Family bathroom • Shed • Gardens to front and rear • Driveway parking • Carport

### **DESCRIPTION**

A lovely home in the beautiful village of Box with versatile accommodation set over two floors. This delightful home is set in a large plot and offers versatile accommodation with scope to extend and modernise.

There are two large reception rooms next to the large kitchen, one could open these rooms should one want more open plan living, both the living room and dining room have beautiful original woodblock parquet flooring. The kitchen and dining room look out to the lovely south facing garden whilst the sitting room looks out to the front with countryside views. There is a WC and three further flexible rooms on the ground floor, currently used as an office and two bedrooms. The family bathroom is also to this floor. Upstairs are two further bedrooms with access from both into the eaves loft storage.

The rear garden is large and is mainly laid to lawn and is a gardener's dream with a greenhouse, fruit cage and vegetable beds ready for next years crop. There is a vine covered pergola seating area and there are plenty of sunny spots to sit and enjoy the gardens, especially on the stone paved terrace close to the house. There is also a large storage shed for all your gardening equipment. The property is well situated in Box village and is within easy walking distance of the village shops and pub and there are beautiful country walks nearby.

The property is reached via a private drive with a very large parking area for three or four cars, plus a carport. The front garden is mainly lawn with border planting.

**A WELL-PRESENTED DETACHED FAMILY HOME IN A LARGE PLOT SITUATED IN A PRIME COTSWOLDS VILLAGE LOCATION WITH FAR REACHING COUNTRYSIDE VIEWS AND A STUNNING LARGE SOUTH FACING GARDEN.**





## SITUATION

Located in the centre of the pretty village community of Box which is equidistant of Bath and Chippenham. Hazelbury Hill itself borders the Hazelbury Manor Estate and there are many excellent walks in the area. The village shop, post office, surgery and pharmacy are only a five minute walk away, as is the bus stop for the regular service to Bath and Chippenham. Local amenities also include the Quarryman's Arms and Queen's Head pubs, two cafes and an Indian restaurant. The City of Bath is only 7 miles away with its wealth of restaurants, shops and cultural attractions including the Roman Baths, Museum, The Royal Crescent and the Theatre Royal. High speed rail links are available from Bath Spa and Chippenham Stations to London Paddington. The property is well placed for commuting with easy access to the M4 (Junctions 17 and 18) and the wider motorway network. An excellent village primary school is supported by an extensive selection of prestige schools in Bath including Prior Park, Stonar, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood, as well as two universities. Further afield but within easy reach are Badminton, Downside, Marlborough and St Mary's Calne.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected.

**Council Tax:** Band F

**Local Authority:** Wiltshire Council.

**EPC:** Band C

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







Depicted restricted  
head height

## Hazelbury Hill, Box, Corsham, SN13

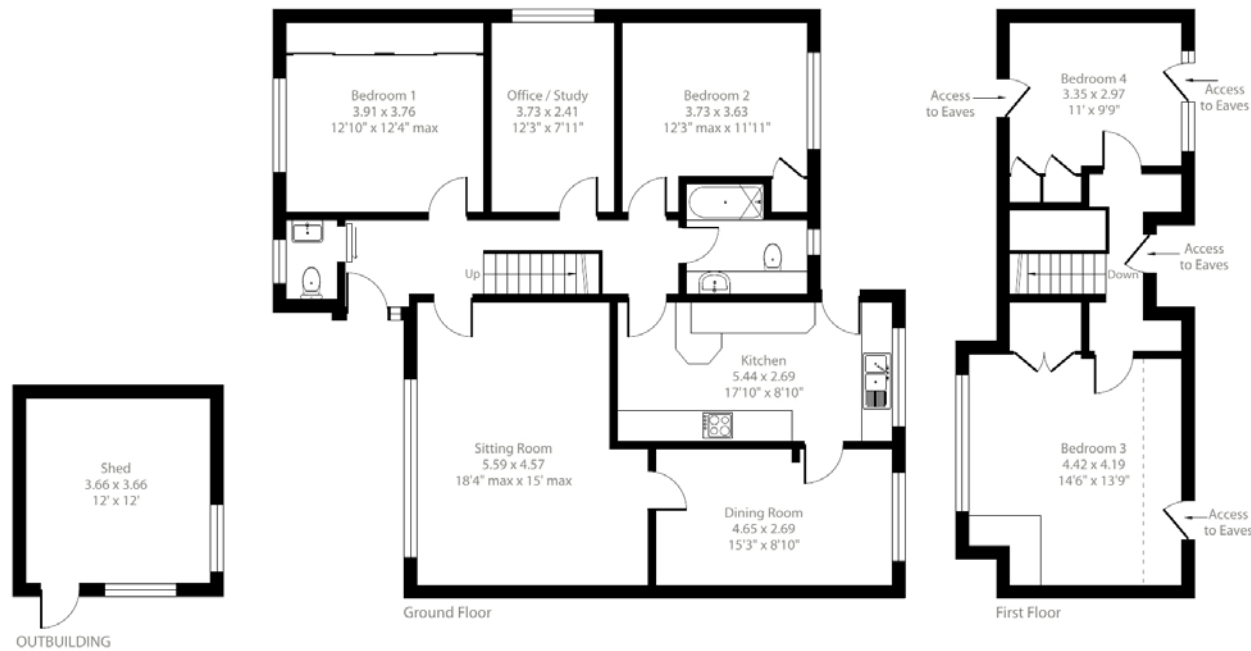
Approximate Area = 1546 sq ft / 143.6 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 1727 sq ft / 160.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024. Produced for Carter Jonas. REF: 1197701

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