



SPA HOUSE, MIDDLEHILL, BOX, SN13 8QS
£7,000 per month*

Carter Jonas

A wonderful family home some 5 miles east of Bath in Middlehill, near Box with 5 bedrooms, 3 bathrooms and wonderful gardens. Offered furnished or unfurnished for up to 24 months from September 2025.

- Sitting Room
- Dining Room
- Kitchen
- 6 Bedrooms
- 3 Bathrooms
- Wonderful gardens
- Parking

THE PROPERTY

Spa House is a very handsome double fronted bay window period house only 5 miles from Bath and set in the most wonderful rural location on the east side of Bath. It is a beautiful country house arranged across 3 floors and is offered furnished or unfurnished.

There are 3 reception rooms, (two of which benefit from large bay windows overlooking the front garden), kitchen with all appliances and door to garden, 3 bathrooms and 5 bedrooms and a study. The gardens are to the front, side and rear of the house and comprise of various pretty seating areas, an Italianate style pond and a large level area of lawn that stretches to the rear boundary, having fields beyond. There is off street parking for two or three cars and a driveway to the side of the house. There is local pub called The Northey and this is a half mile walk. There is also a bus stop opposite the pub and goes 3 times an hour into the centre of Bath.

Spa House is a wonderful family home and is being offered to the market furnished or unfurnished for a period of up to 24 months from September 2025.

NB: PLEASE NOTE THAT THE BEDROOMS NUMBERED 5 & 6 ON THE THIRD FLOOR WILL BE UNAVAILABLE TO THE TENANTS.

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band G -please see Wiltshire County Council for current cost.

Mains electric, gas and metered mains water.

Off street parking in the driveway to the rear of the house for two vehicles in addition to off street parking at the front of the house for up to four vehicles.



Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £7,000 per calendar month: Holding deposit of 1 week's rent £1,615.38 (deducted from first month's rent)

Security deposit of 6 weeks rent £9,692.30

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band G

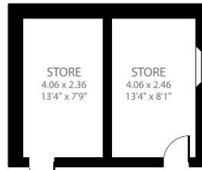
Directions



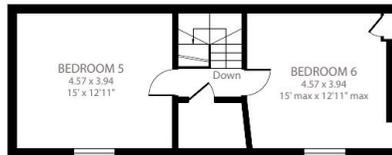


Middlehill, Corsham, SN13

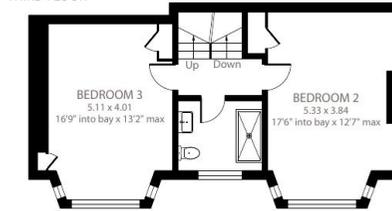
Approximate Area = 3926 sq ft / 364.7 sq m (excludes void)
 Outbuildings = 211 sq ft / 19.6 sq m
 Total = 4137 sq ft / 384.3 sq m
 For identification only - Not to scale



OUTBUILDING 1 / 2



THIRD FLOOR



SECOND FLOOR



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchemcom 2023. Produced for Carter Jonas. REF: 1016635

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

IMPORTANT INFORMATION

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