



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

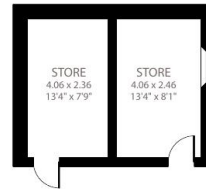
Total = 4137 sq ft / 384.3 sq m

For identification only - Not to scale

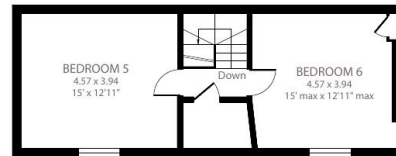


Certified
Property
Measurer

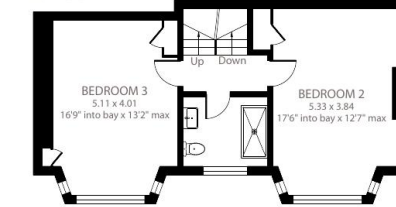
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1016635



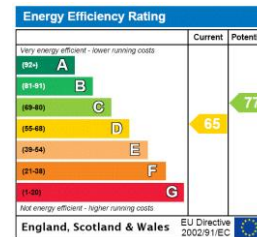
OUTBUILDING 1 / 2



THIRD FLOOR



SECOND FLOOR



T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.