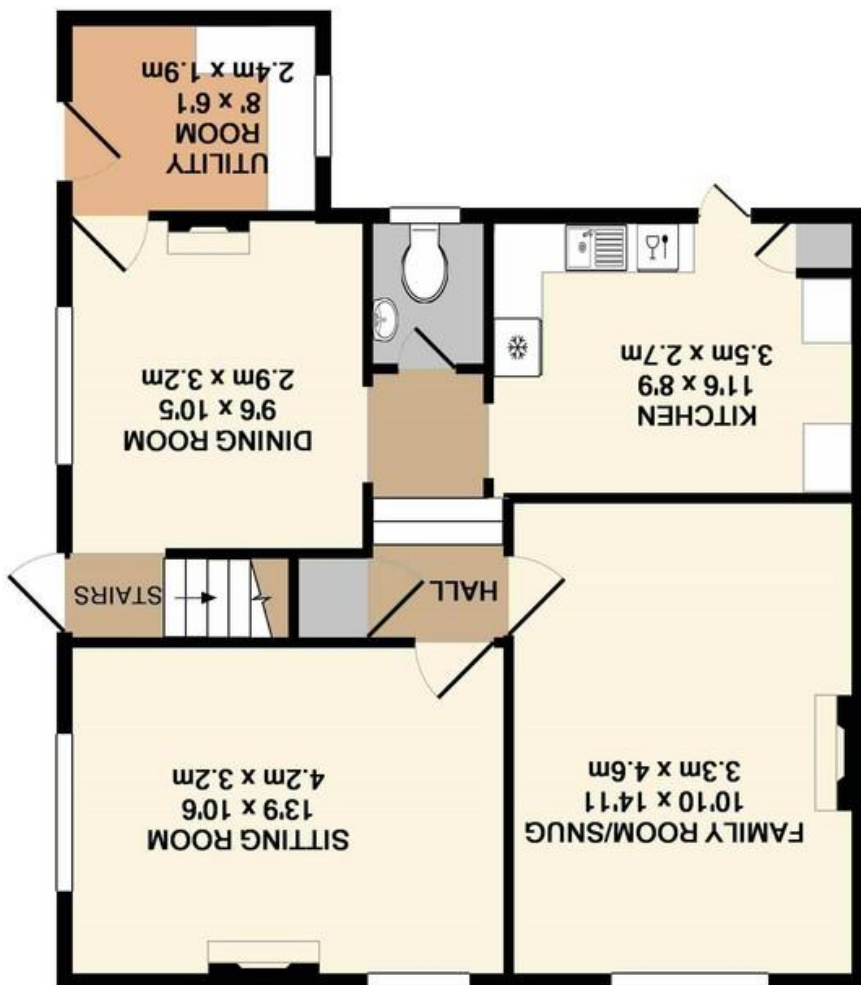


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 SQ.M.)  
Schematic Diagram only - Not to scale  
Made with Metropix ©2018

GROUND FLOOR  
APPROX. FLOOR  
AREA 631 SQ.FT.  
(58.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)



2 Townsend, The Ley, Box, Corsham, SN13 8JU

## 2 Townsend, The Ley, Box, Corsham, SN13 8JU

- Three double bedrooms
- Sought after village location
- Gas central heating
- Off street parking
- Three reception rooms
- Good sized, part walled garden
- Numerous period features
- NO ONWARD CHAIN

£485,000

### Situation and Description

A charming and well presented semi detached Grade II listed period property which is situated in the heart of the sought after village of Box. NO ONWARD CHAIN

The property offers accommodation comprising entrance hall, lovely sitting room with feature fireplace, dining room, snug/family room, kitchen with modern units, cloakroom, utility room, three double bedrooms and a good sized bathroom.

One of the outstanding features of the property is the garden which is large, part walled and enjoys a good deal of privacy. To the side of the property there is the added benefit of gated off street parking.

Box is a particularly sought after village with a strong community spirit and an excellent range of local amenities which include a junior school, village stores, supermarket, pharmacy, traditional butchers, doctors surgery and several public houses. This thriving village is only c.5 miles from Bath with its extensive cultural, leisure and shopping facilities and restaurants. There are also excellent communication links to London, Bristol and the West Country via the M4 motorway, with high speed rail service to London via Chippenham or Bath.

EPC exempt as Grade II listed



### Directions

Leave Corsham on the A4 towards Bath. On entering the village of Box continue past the school on the right and turn left onto Chapel Lane. At the top of the road turn left onto the Devizes Road and take the first left turning into The Ley. Follow the road all the way around The Ley and just before you reach Hazelbury Hill you'll find Townsend on your left hand side.