

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only 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

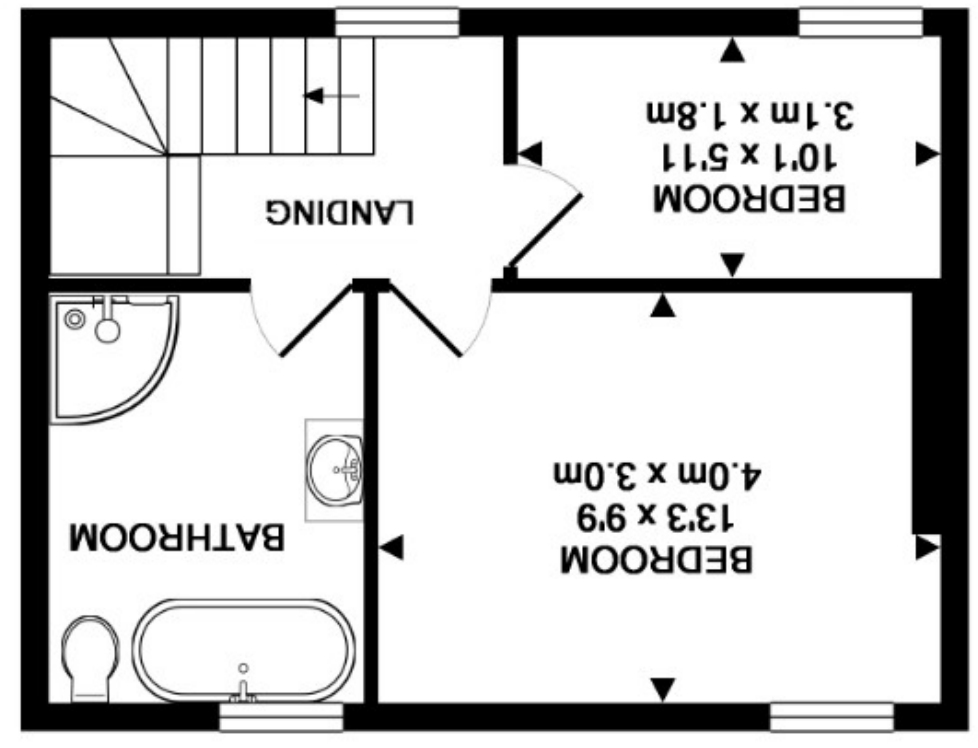
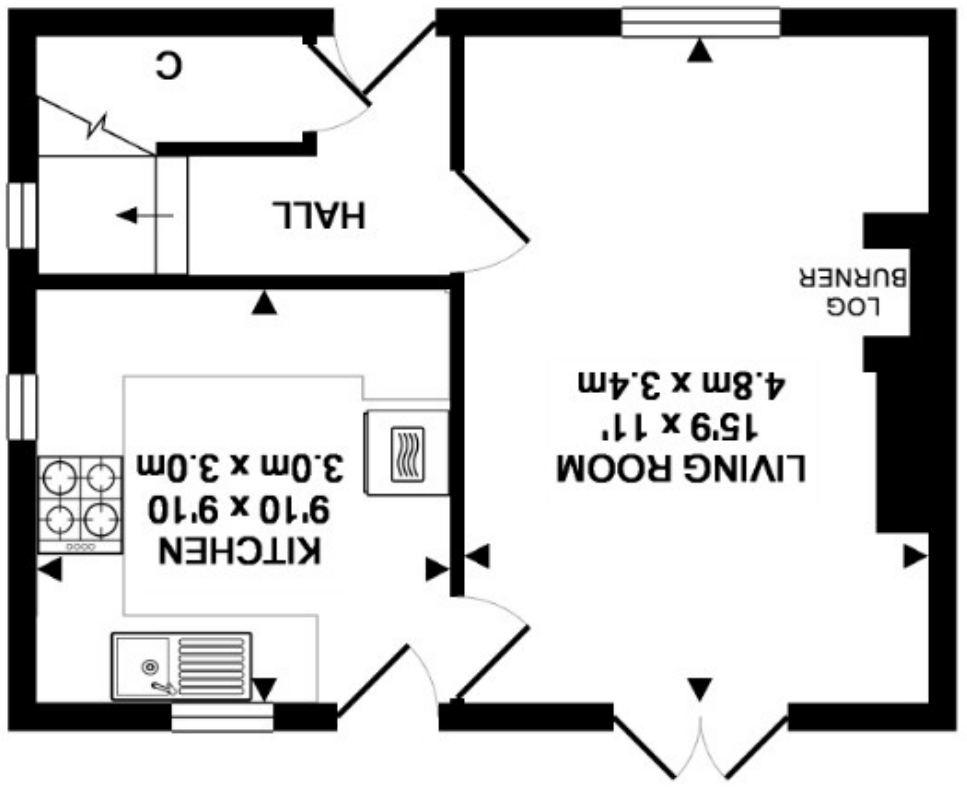


1ST FLOOR  
APPROX. FLOOR AREA 322 SQ.FT.  
(29.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. It is important to you, please contact our office. Made with Metropix ©2014



8 The Ley, Box, Wiltshire, SN13 8EH

DAVID INGRAM  
RESIDENTIAL SALES

## 8 The Ley, Box, Wiltshire, SN13 8EH

- 1930's built semi detached house
- Wonderful views to the rear
- Gas central heating
- Parking for 2 cars
- Sitting Room with wood burner
- Well presented throughout
- Good sized bathroom
- Large rear garden

£265,000

### Situation and Description

A charming 1930's built semi detached house which is well situated in the sought after village of Box within walking distance of amenities. The property and garden enjoy an open aspect to the rear towards Box woods. The well presented accommodation on offer comprises entrance hall, lovely dual aspect sitting room with exposed floorboards and wood burning stove, kitchen opening onto the rear garden, two bedrooms and a large bathroom.

#### Outside

##### Front

Level lawned garden with hedge to front and path to front door and access to side leading to the rear.

##### Rear

One of the outstanding features of the property is the large rear garden which comprises of a paved patio seating area, good sized lawned area, pretty flower beds, vegetable patches and a chicken enclosure.

##### Parking

Off street parking area for 1-2 cars situated at the bottom of the garden.

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. There are numerous footpaths and country walks close by. 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 Rating - D



### Directions

Leave Corsham on the A4 towards Bath and continue for approximately 4 miles. On entering the village, continue past the school on the right and take the left turn into Chapel Lane. Turn left onto the Devizes Road and second left into The Ley and taking the immediate left again, where the property will be found on the right hand side.