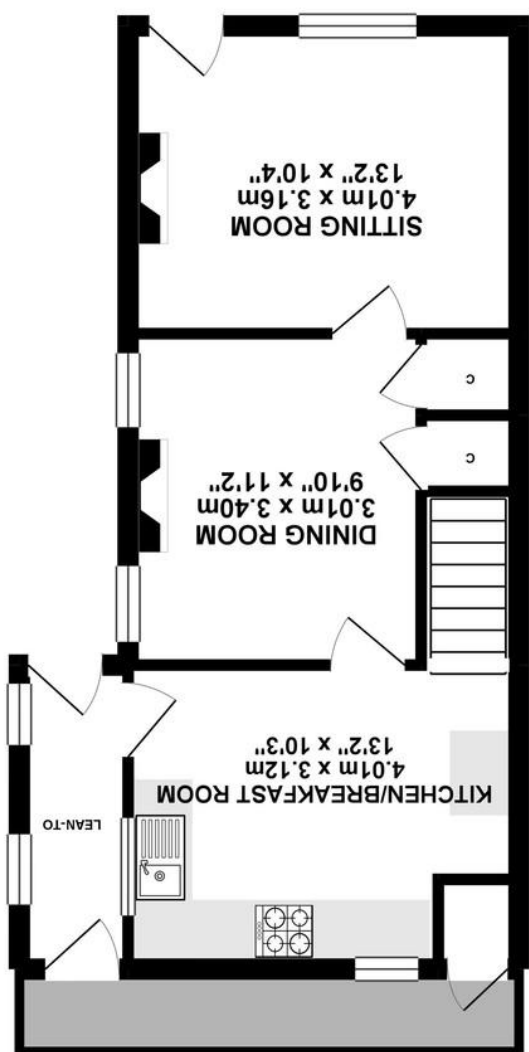
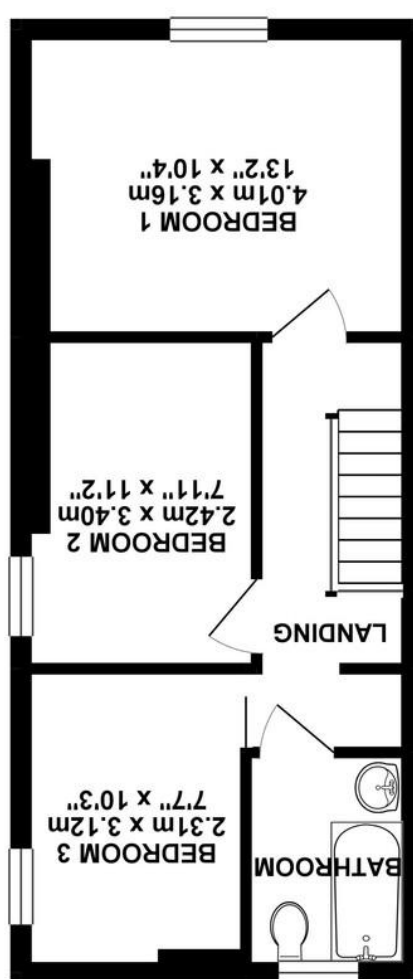


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements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



GROUND FLOOR 42.27 sq. m. (454.94 sq. ft.)



1ST FLOOR 38.79 sq. m. (417.52 sq. ft.)

TOTAL FLOOR AREA: 81.05 sq. m. (872.46 sq. ft.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and bay doors are approximate and the responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with AutoCAD 2015



Elmslea Cottage, Devizes Road, Box, Corsham, SN13 8EF

David Ingram

RESIDENTIAL

Elmslea Cottage, Devizes Road, Box, Corsham, SN13 8EF

- Semi detached Victorian house
- Three bedrooms, two reception rooms
- Long rear garden
- Scope to update and extend (STNP)
- Sought after village location
- Wonderful views to the front

Guide Price - £325,000

Situation and Description

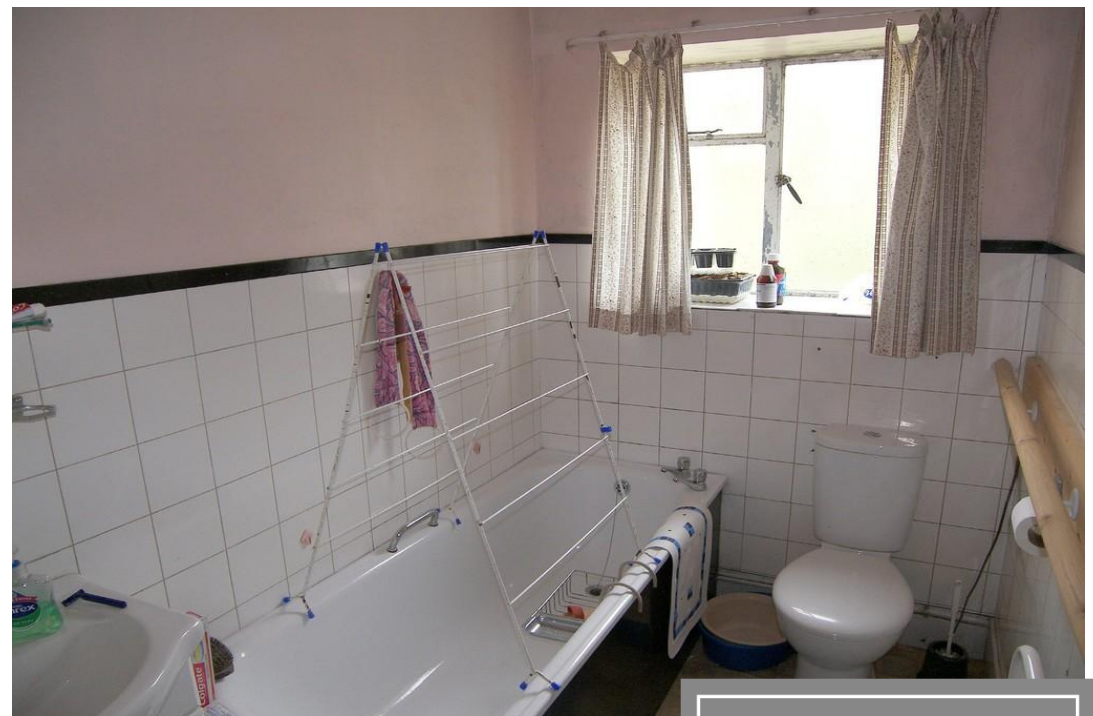
Elmslea Cottage is a charming semi detached Victorian property which hasn't been available for sale for over 70 years.

The property would benefit from some updating and offers accommodation comprising entrance porch with store off, sitting room with open fire, dining room, kitchen/breakfast room, three first floor bedrooms and a bathroom.

Externally there is a long well stocked rear garden from the top of which you can enjoy breath-taking views over the village and countryside beyond.

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 Rating - G



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 the property can be found on the right hand side.