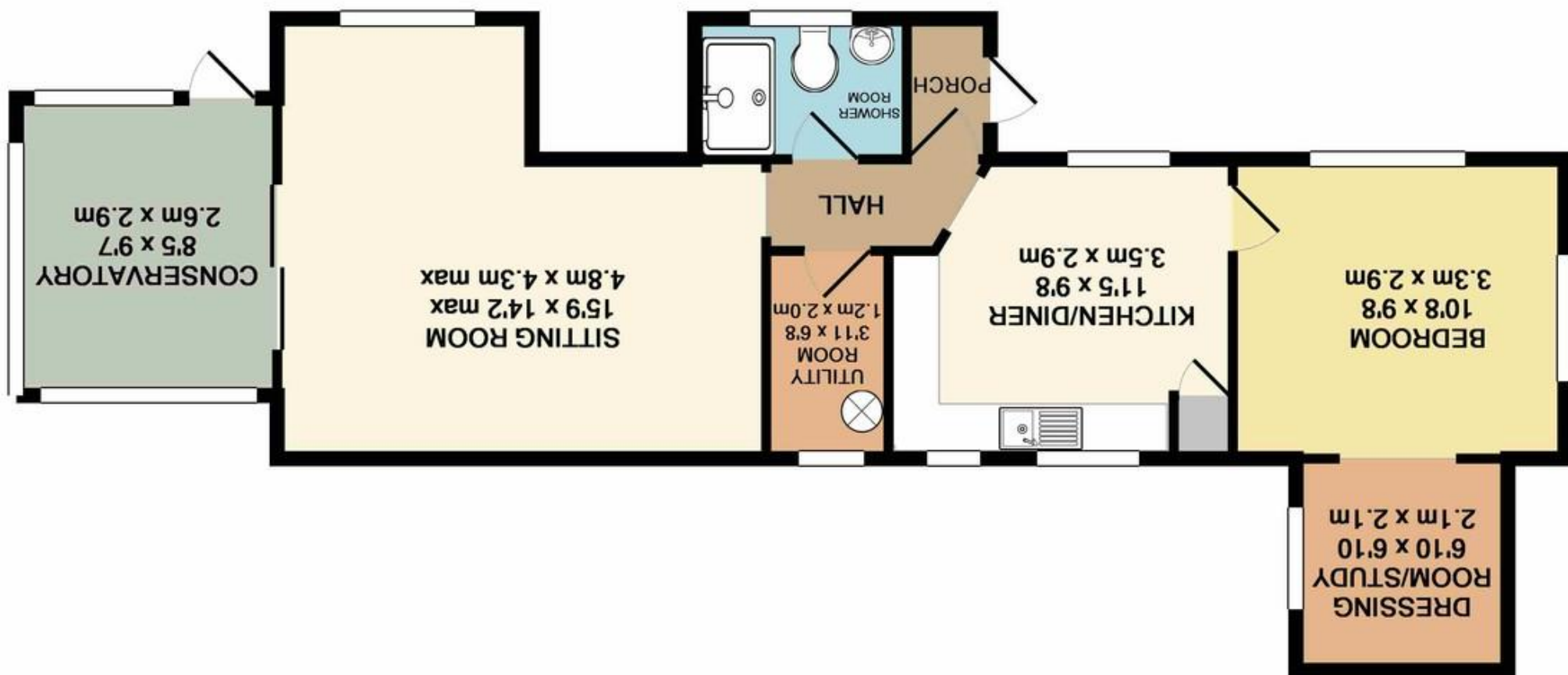


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)
Schematic Diagram only - Not to scale
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23 Lycetts Orchard, Box, Corsham, Wiltshire, SN13 8PJ

23 Lycetts Orchard, Box, Corsham, Wiltshire, SN13 8PJ

- Superior quality park home
- UPVC double glazing and gas central heating
- Lovely gardens to the side and rear
- Extensively renovated exterior
- Conservatory
- Sought after village location
- Breath-taking views

£130,000

Situation and Description

A greatly improved detached park home situated on the popular Lycetts Orchard site in the sought after village of Box. The property enjoys an elevated position with breath-taking views to the rear over the village and countryside beyond.

The accommodation on offer comprises porch, hall, good sized sitting room with patio doors opening into a conservatory from which you can enjoy wonderful views, kitchen/diner, utility room, double bedroom with dressing room/study off and a shower room with modern suite.

Gardens

There are delightful mature gardens to the front side and rear with various gravelled areas, paved patio seating area, flower and shrub beds, pond and ornamental bushes. The gardens are well enclosed and enjoy a good deal of privacy.

NB

The exterior of the park home as been completely renovated in recent years. The walls have been insulated and the outside has been finished with a high quality render. The fascia boards, downpipes, gutters and barge boards have also been replaced.

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.



Directions

From Corsham take the A4 to Box. Proceed through the village and take the right turning just after post office onto Mill Lane. Turn right into Lycetts Orchard where the property can be found in the top right corner.