



7 Steam Mill Cottages, Box, SN13 8NY

Guide Price **£325,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 2
Bathrooms: 1
Receptions: 1 (Plus Garden Lodge)

Lovingly maintained by the current owners, this charming property occupies a glorious leafy position within the heart of Box. Benefitting from a new roof, this house offers a spacious sitting room with wood-effect flooring and an impressive fireplace a wood-burning stove. Bespoke shutters allow for plenty of light as well as extra privacy, whilst tall ceilings with exposed wooden beams promote a sense of space.

At the rear, a bright, high-quality kitchen/dining room showcases a stable door and underfloor heating beneath stone flooring. Fitted appliances include a 'Fisher & Paykel' sliding dishwasher, 'Liebherr' freezer and fridge, 'Olive' gas four-ring hob and oven, and there are hanging hooks for pots and pans overhead to complete this charismatic country cottage kitchen. Exquisite marble worktops provide space for food preparation, complemented by excellent storage within the handcrafted solid wooden drawers and cabinetry above and beneath. Opposite the preparation space, a bijou dining area sets the scene for cosy evenings in, with cabinetry overhead and space to expand a table and additional chairs when hosting. Additionally, the ground floor also sports a large understairs cupboard as well as a utility cupboard which possess the space, power and plumbing for a washing machine and/or tumble drier.

Upstairs, the two bedrooms are finished in pastel colours of the Cotswolds, sharing a bathroom which sports a bath with shower over, further to the sink, W.C, and radiator. There is a beautiful leafy outlook at the front of the property over the garden and beyond, with this sizeable space coming complete with fitted cupboards and wardrobe storage.



Outside, a large cabin benefits from light, power, insulation, double glazing, sound-proofing, and heating. With three glazed access points, this separate retreat serves well as an entertaining area, an office, home gym, games room, or occasional guest accommodation.

The gated rear garden provides a safe-haven for wildlife, frequently bathed in direct Southerly sunlight. Well-stocked borders give a pleasant backdrop of colour in the summer, with an expansive area of lawn, leading in turn to a fair-sized block-paved patio space. A useful secure timber shed occupies the very bottom part of the garden, with a stream nearby that provides a lovely gentle soundtrack to accompany a good book and glass of wine. The thriving Village community of Box offers a doctor's surgery, post office, three pubs, several quality restaurants, butchers, pharmacy, garage/convenience store, small supermarket, two cafes and a church. A recreation ground with tennis courts and sport pitches host a variety of local societies and clubs. The village also benefits from two nearby popular golf clubs and several Spa Hotels. Excellent access to Bath and the M4 corridor, as well as other lovely towns such as Bradford on Avon and Corsham is close at hand.

Additional Information:

Tenure: Freehold House (Not Listed)

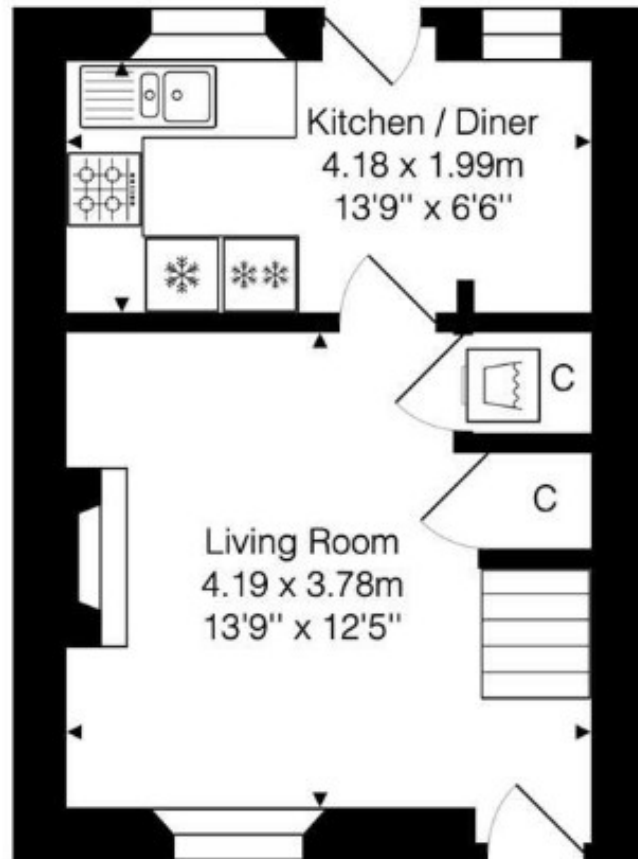
Council Tax Band: C

EPC Rating: C (70). Potential Rating: A (92)

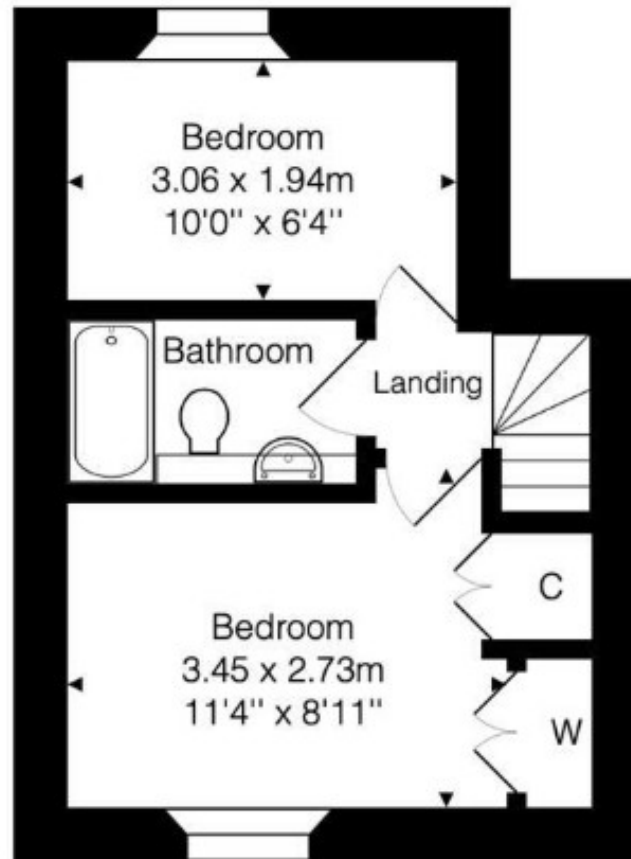
Services: Mains gas-fired central heating plus wood-burning stove // Mains electricity supply // Mains water supply // Mains drainage // Mix of single and double glazing // Cabin with electric heating unit and double glazing.

Agents Note Access is via a private pedestrian path shared with the others in the terrace, dividing house from garden. Any repair works are carried out 'as-and-when' required and the cost shared.





Ground Floor
Area: 25.3 m² ... 273 ft²



First Floor
Area: 22.5 m² ... 242 ft²



Garden Studio
Area: 12.4 m² ... 134 ft²

Total Area: 60.2 m² ... 648 ft²

Excellent value | Extensive service | Unrivalled customer care