



Tisbut House

Corsham, Wiltshire



**Knight
Frank**

A fantastic detached contemporary five bedroom home, in an elevated position enjoying fabulous views across the Bybrook valley.

Box <1 mile, Corsham 2 miles, Bradford on Avon 6 miles, Chippenham 7 miles, Bath 7 miles
(All distances are approximate).



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Summary of accommodation

The House

Ground floor: Entrance hall | Living room | Snug | Office | Open plan kitchen/dining/family room
Utility room | Pantry | Cloakroom

First floor: Principal bedroom suite | Double bedroom en suite wet room | 3 further double bedrooms | Bathroom

Gardens, Grounds & Outbuildings

Large level lawns | Terrace | Triple garage | Parking

In all approximately 1.47 acres



Situation

Times and distances are approximate.

The property sits in an area of outstanding natural beauty between the highly desirable village of Box, and the picturesque market town of Corsham, both offer a great range of day to day amenities.



The Quarryman's Arms Hotel, Pub & Restaurant is within short walking distance and is an excellent pub for real ales and pub grub; and The Bird House Café in Box is only a short drive away.



Box Recreation Ground provides great leisure facilities including a children's play area, tennis courts, cricket and football pitches.



Bath, Bradford on Avon and Chippenham are close at hand with a wider range of shops, restaurants and cultural activities for all of the family.



High speed rail links are available from Bath Spa and Chippenham stations at a journey time from 75 minutes. The property is well placed for commuting with easy access to J17 and J18 of the M4. There is a bus stop at the bottom of the road which provides regular services to Corsham, Bath and Chippenham.



There is a good primary school in Box; and an excellent selection of schools in Bath and the surrounding areas.



The House

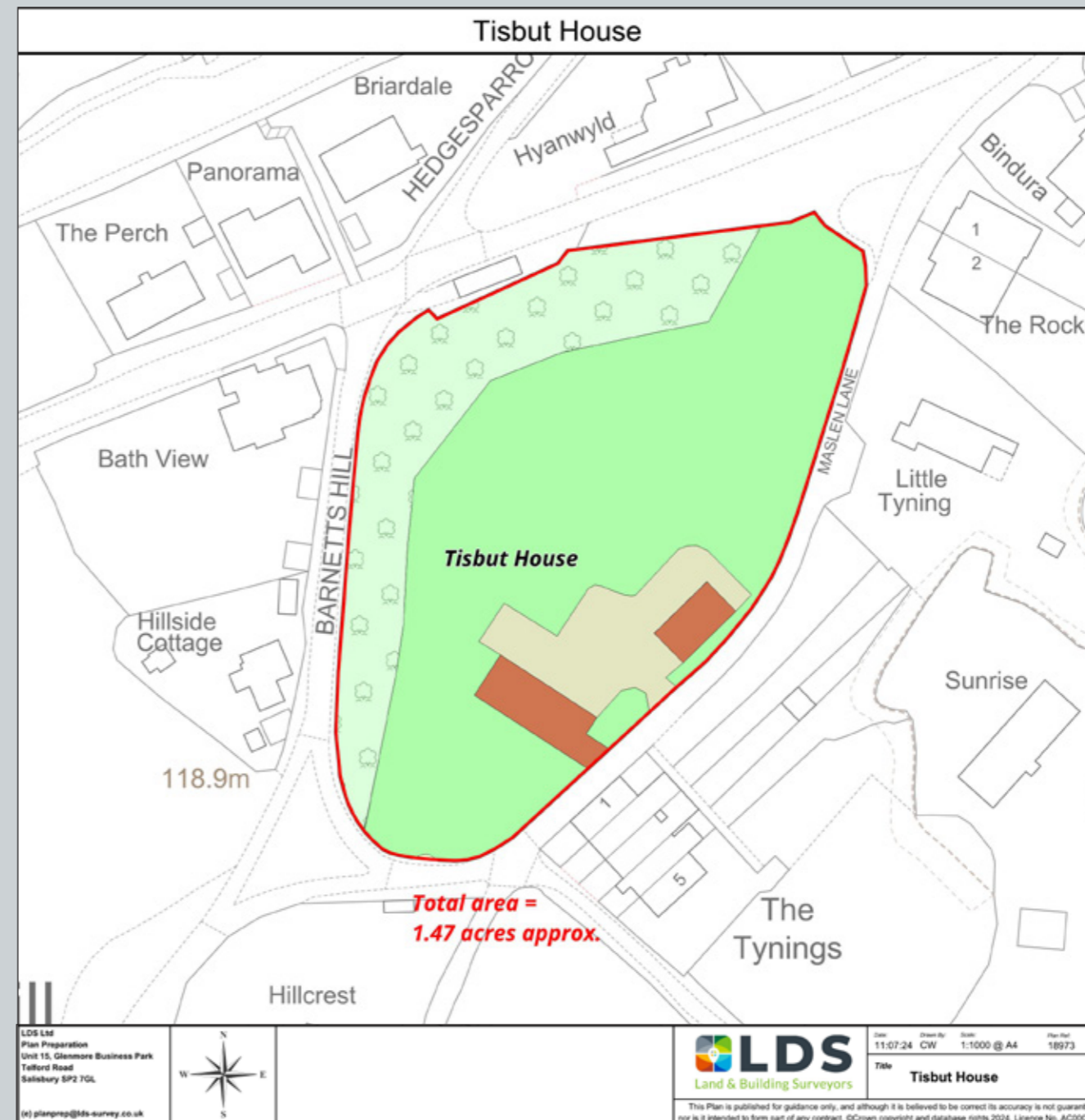
Tisbut House dates back to circa 1853, when it was built for the Quarry Master of Box freestone mines, located nearby. The property underwent an extensive renovation project by the current owners between 2017 and 2021, using RIBA award winning architect Mark Wray. It now showcases a beautiful fusion between its original period features and contemporary additions; with a high specification finish throughout.

During this various works were undertaken, including but not limited to, a replacement roof, insulation, repointing/stitching, damp proofing, replacement of rainwater goods and new drainage.

The well presented and spacious accommodation is arranged over two floors, and offers great modern family living space. You really do get that 'wow' factor as soon as you enter the gates, and that continues in every element.

On the ground floor, from the entrance hall with cantilevered staircase, is the amazing open plan kitchen/dining/family room with central island, an electric induction hob with built-in recirculating extract and integrated Neff appliances. You then have the snug and living room, which both feature multifuel stoves, a door leading out to the garden and a secret door leading into the study. Also on this floor is the utility room, spacious pantry and cloakroom.

On the first floor is the principal bedroom suite, with en suite wet room, dressing room and picture window overlooking the valley. From here is a guest bedroom with en suite wet room, three further double bedrooms (one of which is currently used as a play room) and the family bathroom.



Gardens, Grounds & Outbuildings

The property is approached through a sliding electric gate onto a private driveway where there is plentiful parking for a number of vehicles, in addition to the triple garage. This features workshop/storage space but is currently used as a gym. There is also an electric vehicle charging point.

The mature gardens wrap around three sides of the property and comprise large formal lawn, terrace, and wilder wooded areas on the lower sections.

There is still scope for a new owner to continue improvements such as creating a composite decking area with sunken firepit, seating area and outdoor kitchen.

Property Information

Tenure: We are advised that the property is Freehold.

Services: Mains water, electricity and drainage. Gas fired central heating. There is under floor heating throughout the ground floor. Cat7 network cabling throughout.

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: Band G

EPC: C

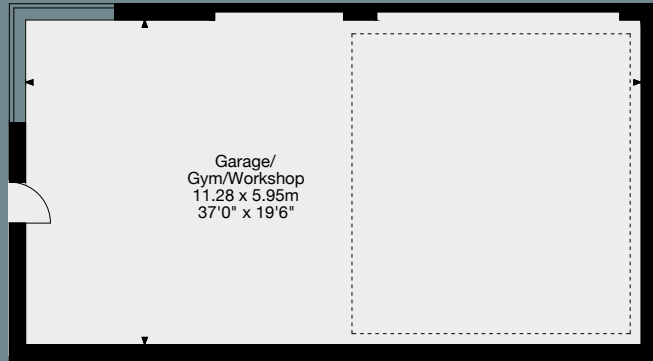
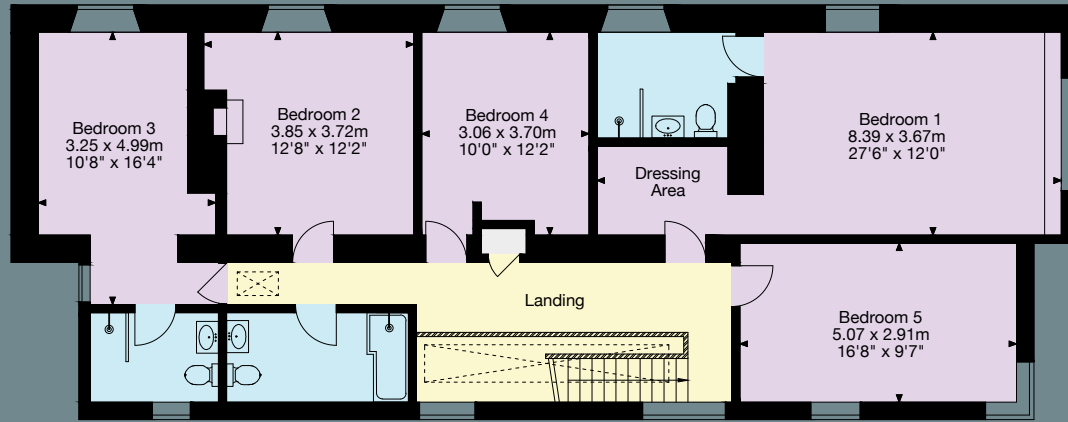
Offers in excess of: £1,650,000

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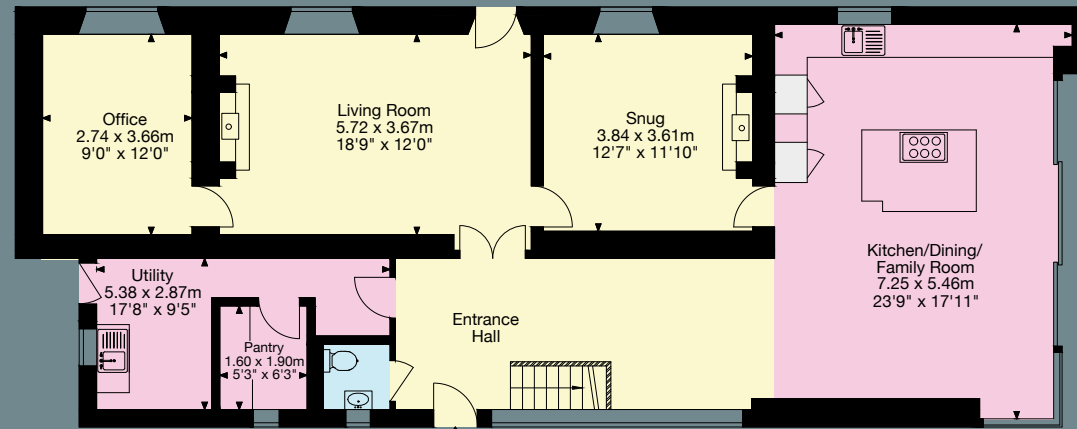
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
 Main House = 246 sq.m / 2,647 sq.ft
 Garage/Workshop = 68 sq.m / 731 sq.ft
 Total Area = 314 sq.m / 3,378 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage/Workshop



Ground Floor

Knight Frank

4 Wood Street

Queen Square, Bath

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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