

Middle Hill House

Near Box, Wiltshire





A handsome Grade II listed Georgian country house set in 7 acres of attractive gardens and grounds close to Bath.

Box 0.4 miles, Corsham 4.4 miles, Bath 6.6 miles, Chippenham station 8.4 miles (London Paddington 70 minutes)
(All distances and times are approximate).



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Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Dining room | Library | Kitchen breakfast room | Snug | Party | Utility room | Cloakroom

First Floor: 3 Bedrooms | Additional bedroom/study | 2 bathrooms

Second Floor: Sitting room | 3 bedrooms | 2 bathrooms

Cellar

Garden and Grounds

Paddock | Woodland | Traditional greenhouse | Outbuildings | Garden stores | Tennis court | Parking

Lot 1: approximately 4.95 acres

Lot 2: approximately 2.16 acres

Situation

Times and distances are approximate.

Middle Hill House occupies a sheltered and elevated position, between the City of Bath and Corsham, near the popular village of Box. Bath is just 6 miles away.

 A majority of the village of Box and its surrounding area is within the Cotswolds Area of Outstanding Natural Beauty. It provides a primary school, local shopping facilities, cafés, public houses and a pharmacy.

 There is an excellent range of schools in the area, including the Royal High School, Kingswood and King Edwards School in Bath, Westonbirt, Marlborough College, Dauntsey's and St. Mary's Calne.

 The communications are excellent. Bath Spa Station provides a regular mainline rail service to London (Paddington) and Bristol. Nearby Chippenham station (8.4 miles) provides a main line rail service to London Paddington (70 minutes) and Junction 18 of the M4 motorway is 9 miles away.



The House

Middle Hill House is an exceptional Grade II listed house with elegant, well-proportioned rooms and excellent natural light throughout. There is also a striking verandah which wraps around the front façade of the house.

The first impressions are superb, with a welcoming entrance hall leading to principal reception rooms. The drawing room enjoys dual aspect garden views, period features, original shutters and direct access into the garden. The dining room is also a generous size and leads to the kitchen, snug, pantry and utility room. There is a rear staircase into the kitchen area and a substantial cellar with wine bins and storage.

A handsome main staircase leads to the first and second floor landings. The first floor comprises three double bedrooms, two family bathrooms and a study/4th bedroom. The second floor accommodation provides a further three bedrooms, family room and two family bathrooms.









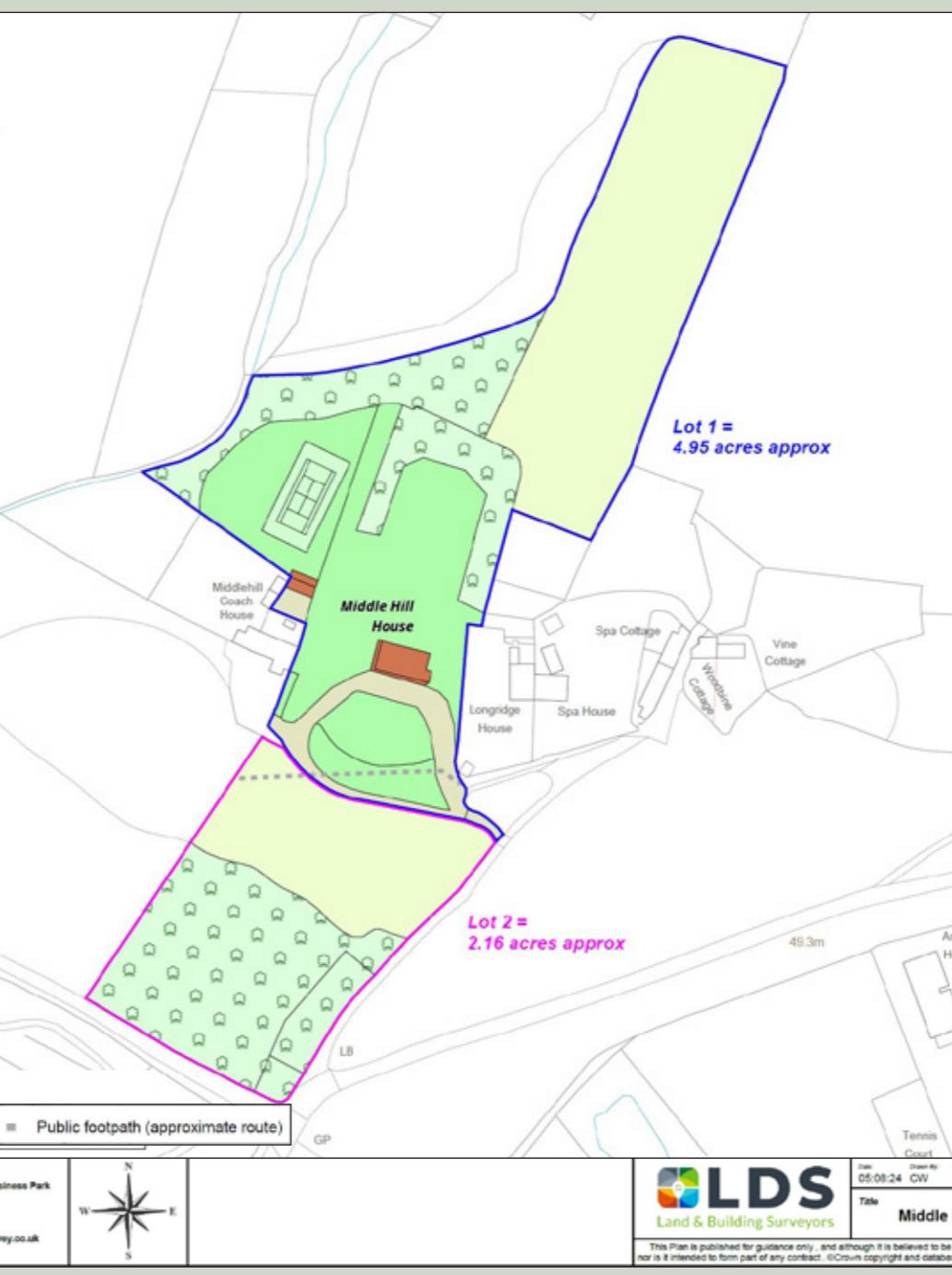
FLOOR PLANS

Main House = 544 sq m / 5,858 sq ft
 Outbuilding = 58 sq m / 635 sq ft
 Total Area = 602 sq m / 6,493 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.



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Gardens and Grounds

The beautiful and established gardens that surround Middle Hill House complement the house perfectly and give it a sense of privacy and protection. The gardens have been thoughtfully laid out, with an abundance of colourful beds interspersed with lawns and a variety of mature trees. At the front of the house is an attractive carriage driveway with a generous lawn area.

The outbuilding is included in the gardens, so is a traditional greenhouse with a former kitchen garden. Beyond the tennis court, the land in Lot 1 is blend of garden, woodland and a paddock at the rear. Lot 1 is approximately 4.95 acres.

Lot 2 is common and woodland. It extends to approximately 2.16 acres in total.

Property Information

Services:

Main electricity, water, gas and drainage.

Tenure: We are advised that the property is freehold.

Local Authority:

Wiltshire Council, <https://www.wiltshire.gov.uk/>

Council Tax Band:

H
 Postcode: SN18 9QS

Guide Price:

Lot 1 - £295,000
 Lot 2 - £50,000

What The Words:

///visits.spu.btcn

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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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