

Boxley Wood Barn
Corsham, SN13



An impressive 18th Century barn, with large gardens and scenic rural views, seamlessly combining historic charm with modern convenience.

Summary of accommodation

Ground floor Entrance hall | Kitchen/breakfast room | Dining room | Reception room | Utility room

First floor Principal bedroom with en suite and dressing room | Guest bedroom with en suite | 2 further bedrooms | family bathroom | Minstrel gallery

Gardens and Grounds Terrace | South-facing lawns | Double garage | Parking

Distances

Chippenham 4.5 miles, M4 (J17) 7.5 miles, Bath 9 miles, Bradford on Avon 9.5 miles (All distances are approximate).

Situation

Boxley Wood Barn is within walking distance of Corsham's picturesque and historic high street which offers an eclectic range of independent shops, restaurants and public houses. A supermarket and doctor's surgery are also close at hand. Corsham is a historic market town of architectural significance located on the southern fringe of the Cotswolds. The town has a number of highly regarded schools and there is an excellent selection of private schools nearby. The property is well placed for rural pursuits with easy access to local footpaths and country walks.



The House

A substantial and generously proportioned 18th Century barn with large gardens, double garage, parking facilities, and picturesque rural views. Situated within a quaint and exclusive development of converted farm buildings, the residence offers a blend of historic charm and modern convenience.

Upon entering the main hall with cloakroom, glazed double doors lead to the primary reception rooms. Among them, a magnificent sitting room commands attention with full-length windows on two walls and a central focal point provided by a captivating stone fireplace. Adjoining this space, another set of glazed doors open to a partially vaulted dining room, featuring full-height glazing and access to a south-facing terrace. There is a cosy corner fireplace with a fitted wood burner. The well-appointed kitchen/breakfast room, with quarry-tiled floors includes a matching island and traditional farmhouse units. A designated dining area and a step leading to a utility space, equipped with two pairs of French doors to the outdoors, complete the ground floor layout.

Ascending to the first floor, a minstrel gallery overlooks the vaulted roofline. The principal bedroom, offers a well-appointed en suite bathroom and an adjacent dressing room. A guest suite features an en suite shower, while two additional bedrooms share a generous family bathroom.





Gardens and Grounds

The gardens extend both to the front and rear, accessible through gated entry points beside the double garage. The property includes a parking area alongside the double garage, with additional extensive parking along the side boundary. The enclosed front garden provides access to the main entrance hall. The rear lawns, facing south, feature mature planting. Adjacent to the dining room, an expansive paved terrace provides an ideal spot to enjoy open views of the surrounding countryside.

Directions (Postcode SN13 0PS)

What 3 Words – finds.survived.unloaded

Property information

Services We are advised that mains water and electricity are connected to the property. There is oil central heating and septic tank drainage.

Method of Sale We are advised that the property is Freehold.

Local Authority Wiltshire Council

Council Tax Band G

Guide Price £1,150,000

Viewings Strictly by prior appointment with the Knight Frank, LLP



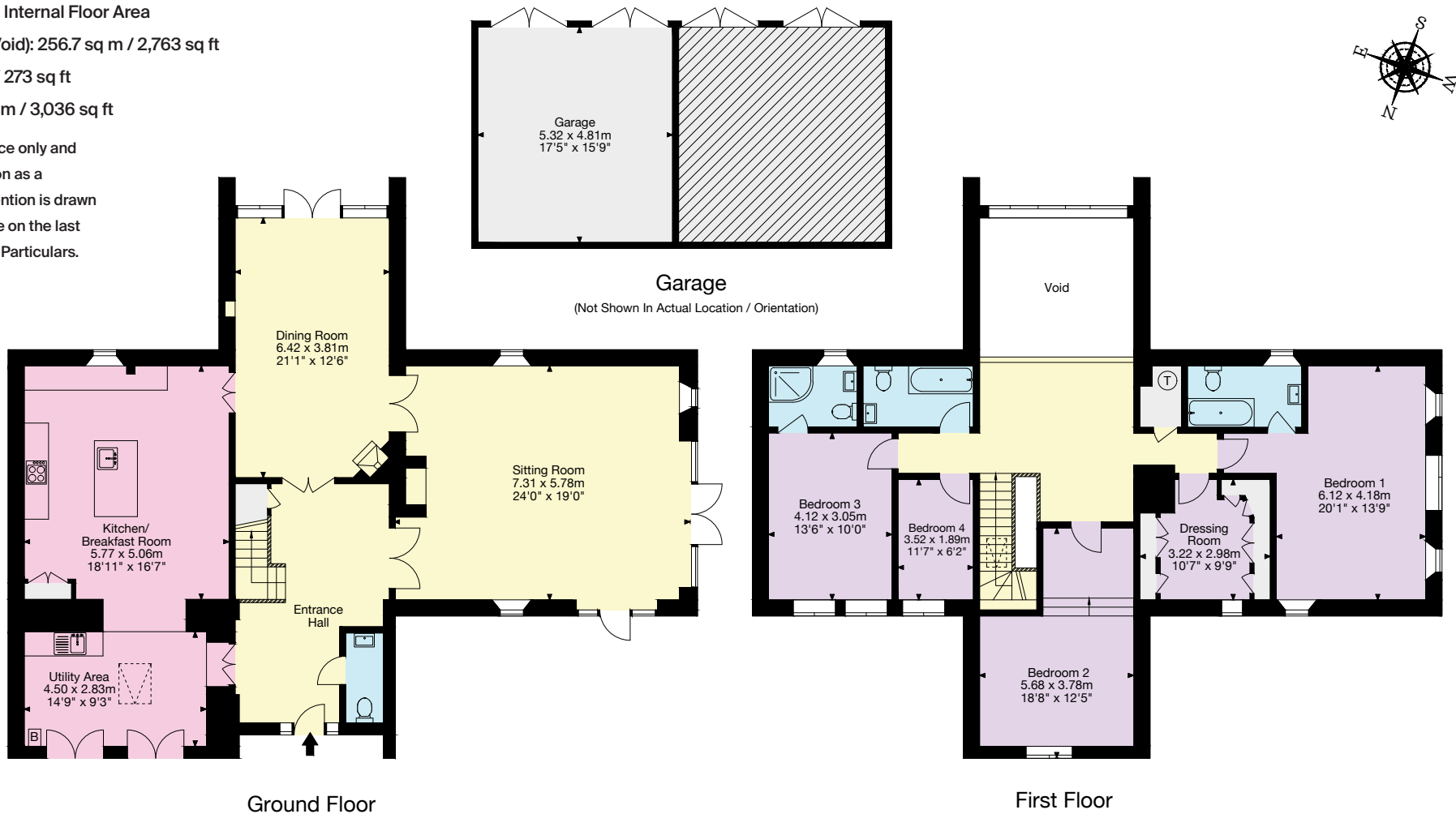
Approximate Gross Internal Floor Area

Main House (Excl. Void): 256.7 sq m / 2,763 sq ft

Garage: 25.4 sq m / 273 sq ft

Total Area: 282.1 sq m / 3,036 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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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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