





Millers  
High Street  
Box  
Corsham  
SN13 8NH

A stunning, period property that has undergone renovation and improvement to provide a unique blend of traditional materials with modern living all set within one of the most popular villages on the edge of Bath.

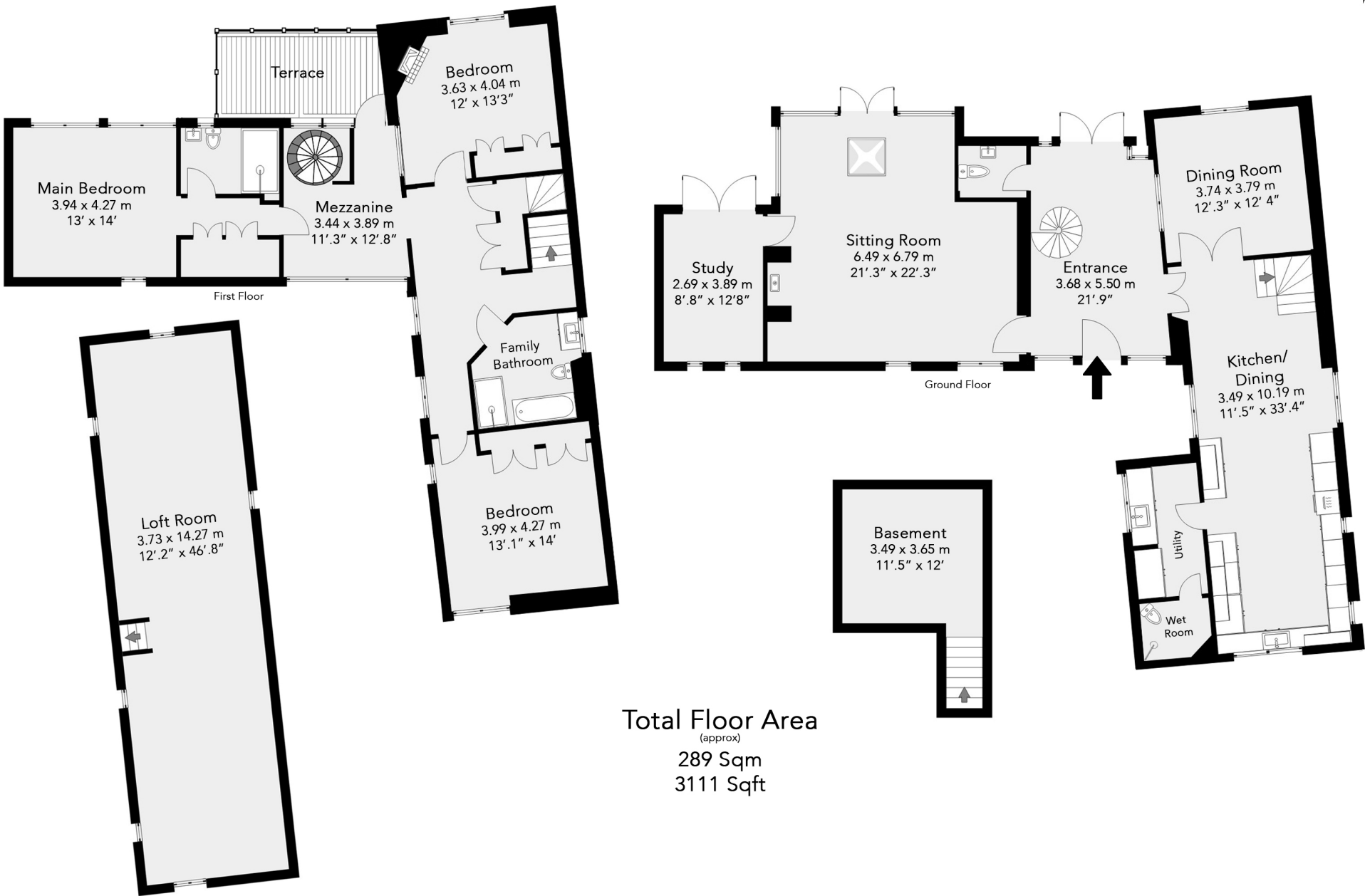
Tenure: undefined

£1,150,000

Property Features

- Grade II Listed
- 4 bedrooms currently
- 3 storeys
- 4 reception rooms
- Ensuite facilities
- Ample gated parking
- Landscaped garden

Millers, High Street, Box, SN13 8NH



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

# Accommodation

## Ground Floor

A slate patio area leads to the barn style covered entrance porch and front door.

Hallway – With 2 floor to ceiling picture windows, slate flooring and links the original part of the house to the latter extension, glazed windows to the rear and double-glazed door out to the rear patio, inset uplighting set into the floor and wooden spiral staircase leading to the first floor. Latch door leads through to sitting room, double doors into the kitchen/breakfast room and door to cloakroom. Underfloor heating runs throughout downstairs.

Cloakroom – Comprises low flush WC, wash hand basin with mixer taps, part tiled walls, slate flooring, rear aspect peep windows and downlighting.

Sitting Room – With 2 front aspect stone mullioned windows, feature fireplace with inset high mounted wood burning stove. The sitting room is enlarged with a glazed side and rear aspect glass extension with patio doors and mono pitch roof with built in speakers.

Study – With pitched ceiling, front aspect Velux windows, glazed double opening rear doors onto the garden, alarm box and consumer units.

Breakfast Room – Immediately there are double doors which lead through to the dining room and secondary staircase rising up to the first flooring landing. Polished limestone flooring, double built-in cloaks cupboard, dual aspect with stone Mullen windows and window seats, door to the lower ground floor drying room, bespoke units with built-in pantry cupboard, concealed Worcester boiler.

Kitchen – With polished Lime Stone flooring, exposed original timbers and downlighting, granite work surface, matching upstand, inset twin Belfast sink with mixer tap and drainer, built-in fridge, electric Aga, front aspect dual sash window with secondary glazing, side aspect leaded light window, further side aspect overlooking the parish garden to the left, high level double oven, built-in Bosh dishwasher and latch door through to utility room.

Utility Room – With polished Limestone flooring, matching granite worksurface with upstand and windowsill, side aspect Georgian style windows, twin Belfast sink with mixer tap, numerous cupboards matching the kitchen, water softener, consumer unit, concealed washing machine, latch door through to the wet room.

Wet Room – With corner WC, wall mounted wash hand basin, tiled floor, part tiled walls, thermostatic Hansgrohe shower, monsoon shower head, downlighting, extractor fan and shaver point.

Dining Room – With radiator, rear aspect mullioned window with working shutters and window seat, solid wooden flooring and further window seat recessed into the original stone mullioned window and leaded light glazing which is now internal and overlooks the hallway.

## First Floor

Landing – With low level window from the barn style front looking out over the gated parking area, bespoke tall radiator, stone mullioned leaded light window rear window and glazed door leading out the decked balcony which is west facing and enjoys views over local countryside towards Jamie’s Farm, side aspect windows, window seat, double panelled radiator, double airing cupboard and steps leading back down to kitchen/breakfast room, exposed ceiling timbers and latched door with stairs leading up to the second floor.

Bedroom Suite – With exposed A-frame timbers, built-in wardrobes, single panelled radiator, archway through to the bedroom and door through to the en-suite. Being dual aspect to front and rear, pitched roof, recessed shelving, drawers, double panel radiator and view overlooking the garden.

En-Suite Wet Room – Comprises low flush WC with concealed cistern, wash hand basin set onto a wooden and tiled plinth, vanity cupboard below, walk-in shower cubicle with glazed shower screen, thermostatic shower with chrome riser, downlighting, extractor fan Velux window, part tiled walls, quarry tiled flooring, water heated towel rail.

Bedroom 2 – With 2 front aspect Georgian style windows with secondary glazing, side aspect window, 2 double built-in wardrobes, exposed timbers, double panelled radiator and fireplace with inset cast iron fire.

Bedroom 3 – With rear aspect stone Mullen window, feature fireplace with inset tiling, 2 built-in wardrobes, double panelled radiator and internal window seat.

Family Bathroom – With side aspect part frosted stone Mullen window, low flush WC, wash hand basin set onto a tiled plinth with mixer tap and vanity cupboard below, bath with mixer taps, water heated towel rail, downlighting, extractor fan, shaver point, exposed ceiling timbers, walk-in double shower area with thermostatic shower, tiled flooring and part tiled walls.

Stairs rise to the second floor.

## Second Floor

Attic Bedroom – With exposed pearling’s and A frames, front aspect window, side aspect Velux window and rear aspect window, low level storage cupboards, radiators, could be converted STPP into 2 bedrooms, there is also plumbing in place to allow for a bathroom.

## Externally

The property is approached via a sliding wooden gate and personal gate within a stone fronting wall into the shingle parking area for numerous vehicles.

To the rear there is a pergola seating area, pond, water feature made out of a millstone, carefully clipped Yew hedgerow, raised flower beds and generous terrace to the rear. There is also a wood store, fruit cage and covered arbour leading to a secondary seating area ideal for outside dining.





## Situation

The village of Box is almost midway between Bath and Chippenham being approximately 4 miles from the city of Bath and 6 miles from the Wiltshire town of Chippenham set within the Cotswold Area of Outstanding Natural Beauty.

The local surrounds include 3 fabulous pubs that run a number of community/family events throughout the year, a highly respected local primary school feeding a nearby secondary school, acres of park/recreation space with cricket and football pitches, tennis courts and bowls club (there are local football, cricket teams for both men and women, boys and girls). Village hall, library, wonderful woodland with amazing dog walks, the village church, a convenience store, a nearby, useful petrol station / mini-supermarket , two hairdressers, two cafes and a superb, very friendly post office, also, if you are a music lover then you will often see various rock stars wondering around the village as Box is the home of Peter Gabriel's famous Realworld Recording Studios.

Also, within easy reach are both Junctions 17 and 18 of the M4 motorway. The National Trust owned village of Lacock is a must see, and also Castle Combe, known as one of the prettiest villages in England, and the deserted village of Imber.

The city of Bath provides a complete range of retail outlets together with many amenities to include excellent restaurants, a vast assortment of schools, sport centre, the Theatre Royal and also a mainline railway station, providing direct access to London Paddington (approximately 90 minutes) and the city of Bristol. There is also a mainline railway station situated at Chippenham

## Description

Millers is approached via an electrically operated, sliding gate allowing vehicular access to a generous parking apron providing hardstanding for 5/6 vehicles.

The house itself is a much improved, extended and remodelled period property offering accommodation set to three storeys with a manicured garden, all located in the heart of the village.

This L-shaped property has a barn-style look from the front with a reception hall with lots of glass to the front and rear, vaulted ceilings and exposed timberwork adding to the feel.

The ground floor accommodation is in fantastic decorative order and of comfortable proportions including a sitting room with a glazed extension overlooking the garden, large study, dining room, cloakroom and kitchen/breakfast room with a drying room cellar below.

There are two staircases leading to the first floor where there is an airy landing with a balcony terrace and three generous bedrooms, ensuite facilities to the main and a separate family bathroom.

A second staircase leads to a further room on the second which could be easily divided and has the necessary capped plumbing for a bathroom – any conversion would require relevant consents.

Externally to the rear there is a manicured, contained garden with various seating areas, water feature and mature planting.

## General Information

Services: All mains services are connected  
Heating: Full gas fired central heating  
Tenure: Freehold  
Council Tax Band: C

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