



# PEAR TREE COTTAGE

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Box

**COBB  
FARR**







PEAR TREE COTTAGE  
QUARRY HILL  
BOX  
NR BATH  
SN13 8LQ

An immaculately presented, period cottage set in the heart of the village, surrounded by manicured gardens. Comprising flexible accommodation set over 3 storeys, quality fitments throughout and offered for sale with a triple garage / carport, annexe potential and various outbuildings.

- 5 bedrooms
- Ensuite facilities
- 3 Reception areas
- Central village location
- Manicured gardens
- Garage barn and outbuildings
- Annexe potential









## 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 wandering 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 which include Kingswood and The Royal High Schools on Lansdown Road, King Edward's Schools on North Road and Beechen Cliff, Hayesfield and Ralph Allen Schools on Bath's southern slopes, 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

Pear Tree Cottage, originally a farmhouse set in the heart of the village of Box. Built around 1500, the property was fully refurbished some 30 years ago, by the current owner.

At the time it was fully reroofed, replumbed and rewired. The renovation was carried out to a very high standard and with an empathy for the building, with oak doors and flooring all with the approval of the conservation department.

It is presented in immaculate order throughout with high quality bathroom and kitchen fittings and with some wonderfully proportioned rooms. The accommodation is set over three floors and the whole house is set in attractive gardens, with a driveway leading to the triple garage/carport with a large office/ potential annexe above.

Pear Tree Cottage is a wonderful family property and a viewing is strongly recommended by the sole agents Cobb Farr.





# ACCOMMODATION

## Ground Floor

### Pillared Entrance

With wrought iron gate, wide slabbed pathway leading to the front door.

### Front Door

With stone porch, outside courtesy light, oak door with leaded light windows and external shutters. The pathway divides at the front door leading to both sides of the property.

### Sitting Room and Snug

With front aspect stone mullion leaded light windows, side aspect oak sash window, wealth of exposed timbers, stone fireplace with inset Chesney woodburning stove, slate hearth, understairs storage cupboard, double panelled radiators and an opening leads through to snug area. Snug area with grand stone fireplace, Jotul woodburning stove set onto a pedestal and stone hearth, stone mullion window and oak doors lead through to the inner hallway and through to the study.

### Study

Being dual aspect to front and side with double glazed Georgian style opening window, mullion leaded light window, wall lights and radiator.

### Inner Hallway

With stairs rising and turning to the first-floor landing and oak door through to kitchen and another oak door leading to the rear lobby.

### Rear Lobby

With oak door to shower room, arrow slit double glazed window, double panelled radiator and stable style oak rear door leading out onto the gardens and terrace.

### Shower Room

With low flush WC, wall mounted wash hand basin, double walk-in shower enclosure and rear aspect window.

### Kitchen

Comprising a range of base and eyelevel in-frame units, granite worksurface with matching upstand, twin bowl stainless steel sinks, twin drainers, mixer taps, water hose and waste disposal unit, gas AGA, part tiled walls, downlighting, ceiling timbers, polished tiled flooring, side and rear aspect windows, built in dresser with drawers and shelving and door through to the utility kitchen.

### Utility Kitchen

With in-frame base and eyelevel units, wood and granite worksurface areas, Belfast sink, hot and cold water feed, polished tiled flooring, space for upright oven, stainless steel extractor with light over, space for upright fridge/freezer, space and plumbing for washing

mullion leaded light window overlooking the rear lawns, windows to side, side aspect Velux style roof light window with opening winder and wooden side door.

## First Floor

### Landing

With oak doors leading to 3 bedrooms and bathroom. Access stairwell for the second floor, radiator, large double cupboard, front aspect stone mullion leaded light window and wall lights.

### Bedroom 1

Triple aspect with stone mullion leaded light windows, double built-in wardrobes with drawers below and radiator.

### Family Bathroom

With rear aspect stone mullion leaded light window, low flush WC, separate bath, wash hand basin set onto marble plinth with vanity cupboard below, part tiled walls, electrically operated towel rail, down-lighting, shaver light and extractor fan.

### Guest Room

With side aspect, wooden framed window, exposed purlin, radiator and door through to en-suite.

### En-suite

Which comprises of low flush WC, pedestal wash hand basin, hot and cold taps, separate bath with mixer taps and telephone shower attachment, part tiled walls, radiator and side aspect window. Shaver light, extractor fan and down-lighting.

### Bedroom 3

Being dual aspect to front and side with a large built-in double wardrobe with drawers below, exposed ceiling timbers and radiator.

## Second Floor

### Second Floor Landing

Eaves storage cupboards, recessed further storage and Velux style window.

### Bedroom 4

With dual aspect to front and side, exposed ceiling timbers and double radiator.

### Bedroom 5

Partially vaulted and with side and rear aspect, eaves storage and double panelled radiator.

### Bathroom 2

With low flush WC, pedestal wash hand basin, hot and cold taps, Sitz bath with mixer tap and Mira shower unit over, shaver point and light, water heated towel rail, down-lighting and a front aspect leaded light stone mullion window along with an airing cupboard with stripped shelving.



# FLOOR PLANS

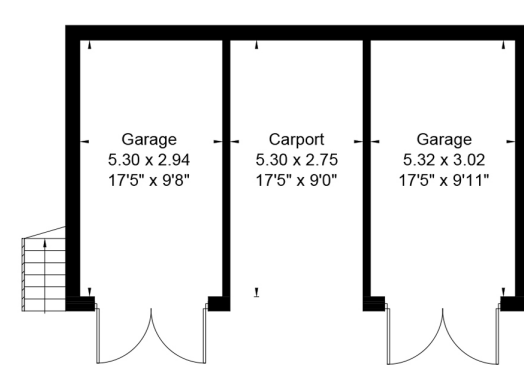
## Pear Tree Cottage, Quarry Hill, Box, Corsham SN13 8LQ

Approximate Gross Internal Area = 258.2 sq m / 2779 sq ft

Garage = 68.1 sq m / 733 sq ft

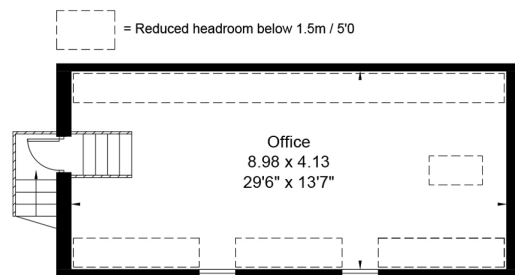
Outbuilding = 22.9 sq m / 246 sq ft

Total = 349.2 sq m / 3758 sq ft

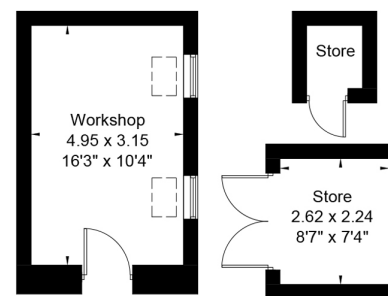


Garage Ground Floor

(Not Shown In Actual Location / Orientation)

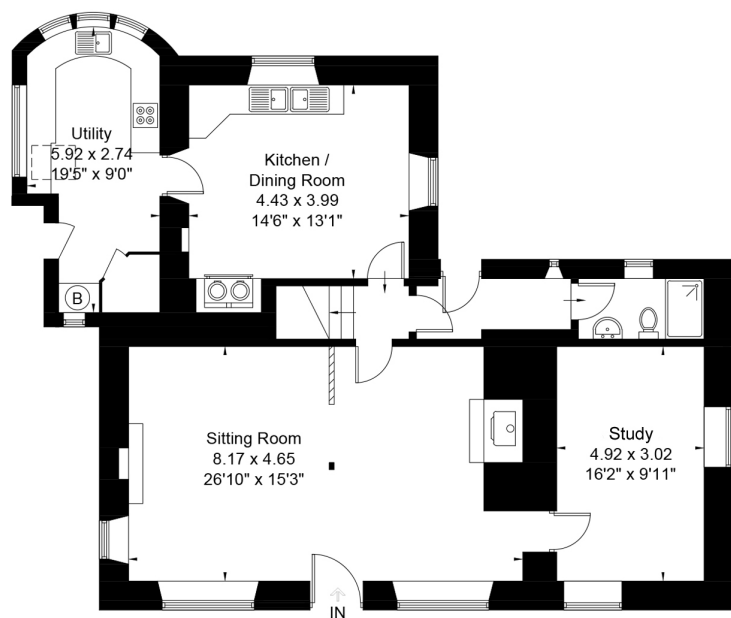
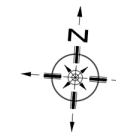


Garage First Floor

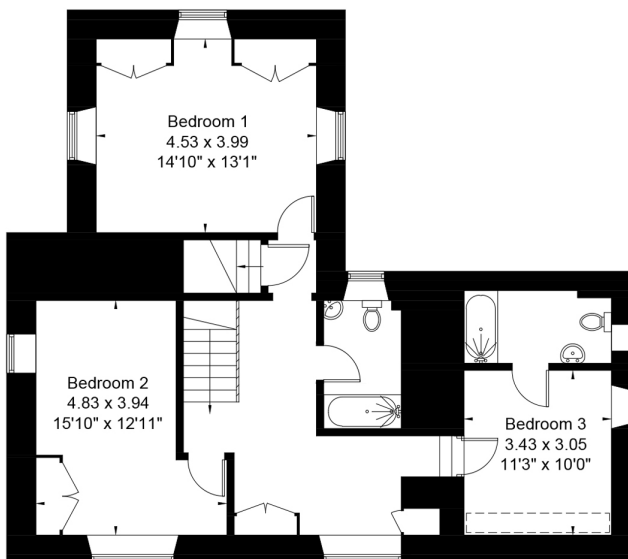


Outbuildings

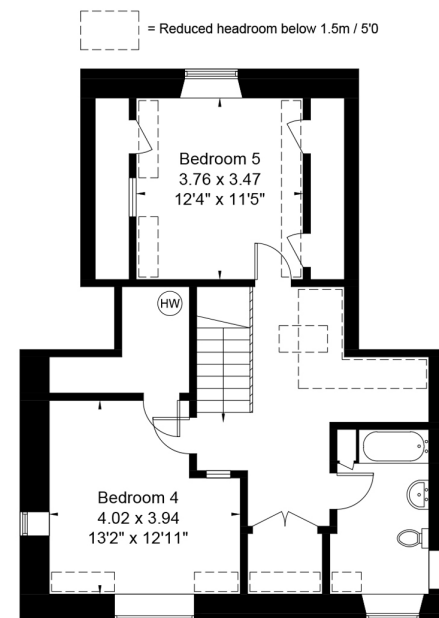
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

### GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: G

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | [www.roomcpm.com](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2025

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# EXTERNALLY

There is an electrically operated oak gate leading to a shingle driveway which dissects the house from the main area of lawn and leads to the parking barn.

## **Parking Barn**

With three ground floor sections, two of which are garages, and the third central section is a wood store.

The driveway continues to a turning head and separate parking space alongside the garage.

To the westerly side of the parking barn there are wooden steps rising to the studio room above.

## **Studio Room**

Running the length of the parking barn with two front aspect wooden framed windows and a side aspect Velux window, vaulted ceiling and exposed ceiling timbers. Power and water feed.

Immediately to the rear of the property there is a very private terrace which catches the southerly sun and a stepped pathway leading to the main lawn. The pathway goes up a couple of steps and is flanked by rosemary bushes. The main lawn is enclosed by mature 10 feet Yew hedgerow and has many mature fruit trees within.

The gardens continue with the vegetable area, located to the rear of the parking barn, with raised beds and a stepping stone pathway to the summer house and garden store.

## **Garden Store**

This is of stone construction with a vaulted ceiling, power, light and side aspect windows.

## **Summer House**

Again, of stone construction under a stone roof with double opening glazed doors.

## **Main Dining Terrace**

Located between the summer house and the smaller terrace to the rear of the property. This is enclosed by original stone walling and provides an ideal alfresco dining area for up to 20 people.

The garden pathway continues encircling the property.

The gardens are very private and very elaborately planted with a beautiful and wide array of flowering plants.

## **Cellar Shed**

A stone outbuilding with stone roof.

The side garden is mainly laid to level lawn and can be accessed via the door from the secondary kitchen. The lawns continue back around to the front and meet the entrance pathway.







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