



Box House

Wiltshire

For Sale by the Joint Fixed Charge Receivers.

An exceptional Grade II listed Georgian house set in just over seven acres currently used as serviced offices

Box House, Corsham SN13 8AA

Bath: 4.5 miles, Bristol: 19 miles, Bristol International Airport: 24 miles, London: 105 miles, London Heathrow Airport: 92 miles, Oxford: 60 miles, Southampton: 60 miles, Exeter: 104 miles

Features:

Main house currently used as offices | Coach house
Log cabin | Terraces | Italianate gardens | Lake
Further ponds | Swimming pool

About 7.3 acres in all

Guide Price: Offers in excess of £3,750,000





The property

Box House is a magnificent Grade II Listed Georgian house with additional properties and five acres of beautiful rolling grounds. Set within the charming village of Box on the edge of the Cotswolds Area of Outstanding Natural Beauty.

Dating from the early 19th century the property was built as a vicarage but has also been utilised as a school and a hotel. With its elegant Regency styling, the house is an impressive proposition and features approximately 10,000 square feet of accommodation, including five generous and comfortable reception rooms on the ground level, while upstairs there is a combination of bedrooms and business centre with extensive office space, with the potential for extensive renovation. The Coach House is an existing detached property, which sits adjacent to Box House and provides the potential for conversion into an impressive family home.

Outside

The property is surrounded by around eight acres of stunning Italianate gardens and rolling grounds, which add to the overall sense of elegance and refinement. There are pristine lawns, Mediterranean-style planting and beautiful ornamental gardens with terracing, walkways and water features, providing the perfect setting to relax and reflect. The grounds also include various terraces and decks for al fresco dining, a gazebo, a heated outdoor swimming pool and a freshwater spring which feeds a series of ponds and the delightful boating lake. Gardens outbuildings include a log cabin.

Location

Box House is set in the charming village of Box, three miles from the historic market town of Corsham and surrounded by beautiful countryside of The Cotswolds. Corsham has a range of everyday amenities, including several shops, cafés and restaurants, as well as a choice of schools, including the outstanding-rated Corsham Primary School and the independent Heywood Prep. Further facilities are easily accessible in the city of Bath, which is a world heritage site with its excellent leisure and cultural facilities. Golf is available at Kingsdown Golf Club while the wide-open spaces and rolling hills of the Cotswolds are also within easy reach. The area is well connected by road, with the M4 within 12 miles. Bath's mainline station is also within easy reach, offering regular services to London Paddington, taking just over an hour.

Directions

What3Words///twirls.rushed.punctual brings you to the driveway.









General

Local Authority: Wiltshire Council

Planning: prospective purchasers are advised they must make their own enquiries of the local planning authority.

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Business Rates: The property is registered for business rates

EPC rating: Box House: D / Coach House: B

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Receivers Disclaimer: The property is offered for sale by the joint Fixed Charge Receivers, acting as agent for the vendor and without personal liability. The Receivers can provide no representations or warranties including as to

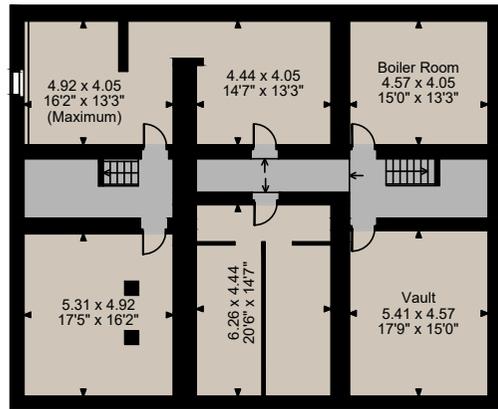
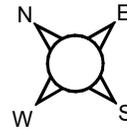
VAT and are not bound to accept the highest, or any, offer.

VAT: Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

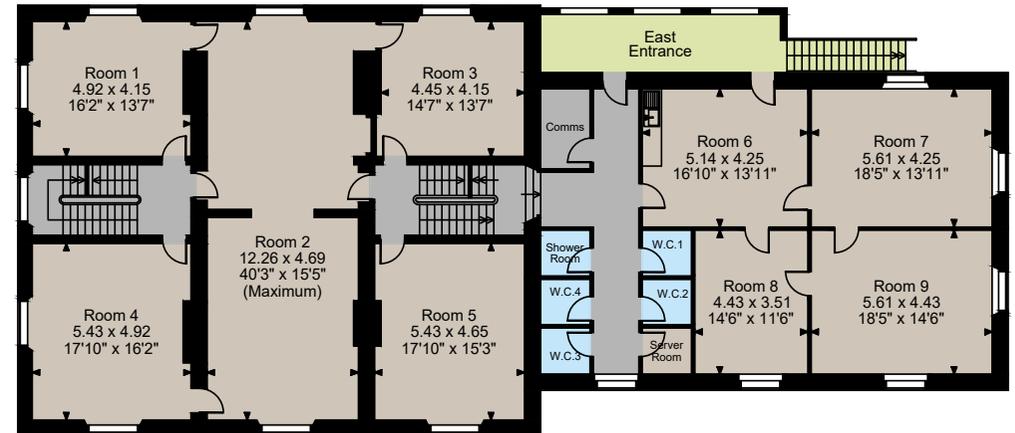
Stapled Debt: Stapled debt is available subject to separate agreement with the existing lender.

Data Room: A data room has been set up to share relevant additional information. Please click on the link below to agree to the NDA and access the data room: https://estatecreate.com/Project_Brook

Tenancies and Income: All details of tenancies and income are available in the data room.



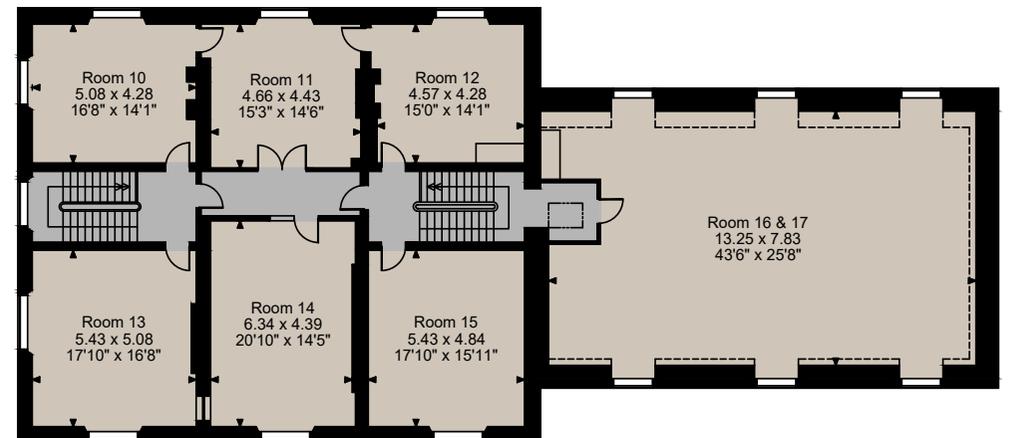
Basement



First Floor



Ground Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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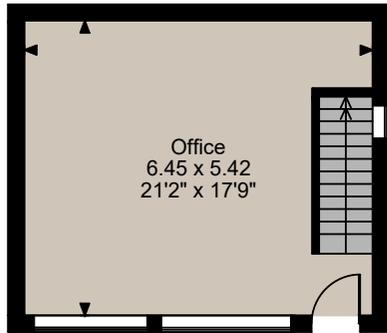
Box House, Corsham

Coach House internal area 2,347 sq ft (218 sq m)

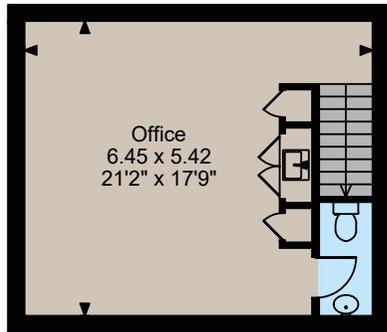
The Courtyard internal area 733 sq ft (68 sq m)

Gardeners Store internal area 867 sq ft (81 sq m)

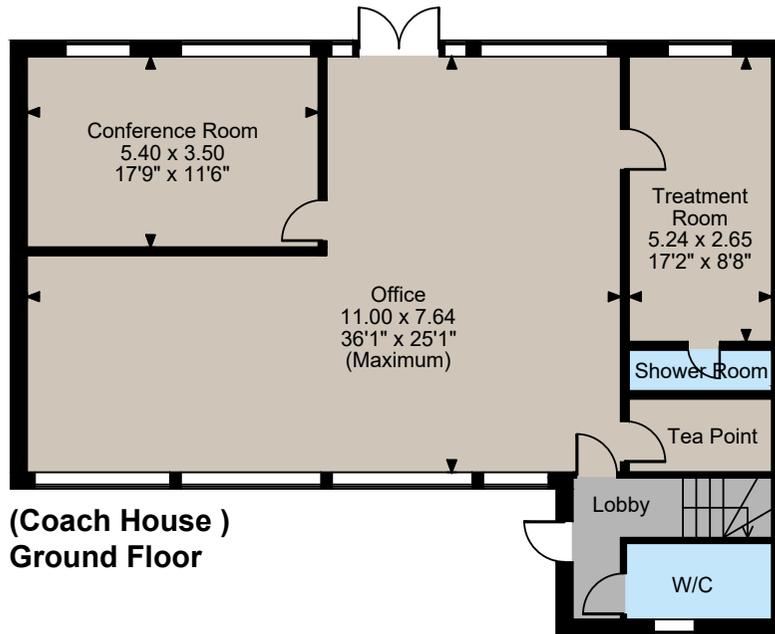
Total internal area 3,947 sq ft (367 sq m)



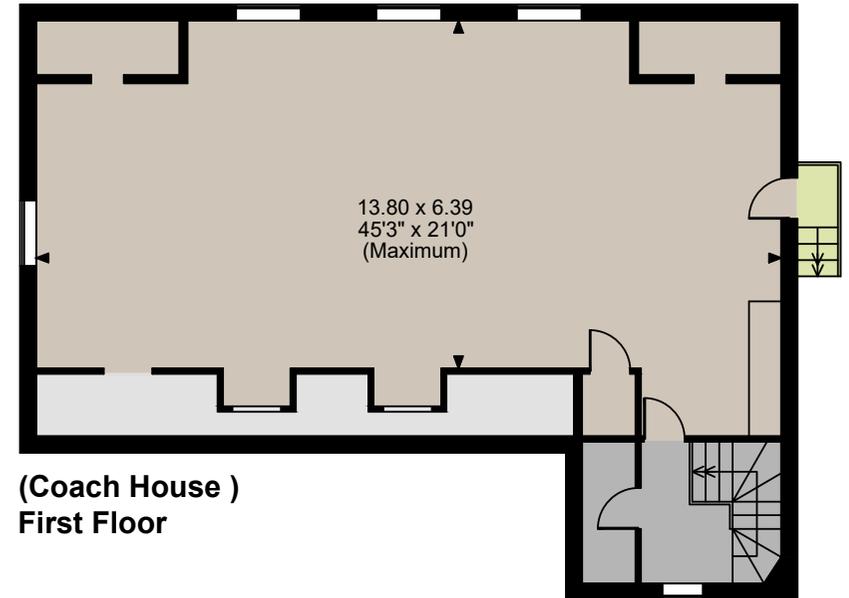
**(The Courtyard)
Ground Floor**



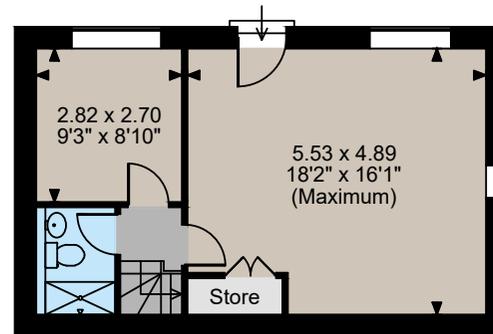
**(The Courtyard)
Lower Ground Floor**



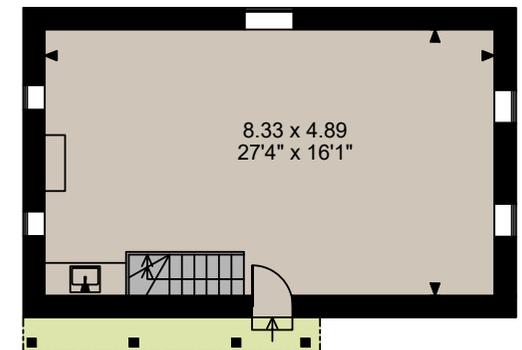
**(Coach House)
Ground Floor**



**(Coach House)
First Floor**



**(Gardeners Store)
Lower Ground Floor**



**(Gardeners Store)
Upper Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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