



Grove Farm, Box Hill, Corsham, SN13 8HR

£2,250,000





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The Residence

Grove Farm is a stunning four-bedroom Georgian farmhouse that perfectly balances period character with modern warmth. Situated in the tranquil hamlet of Box Hill, the property is set back within its own private grounds, occupying a commanding hilltop position. The interior is beautifully proportioned, featuring three spacious reception rooms that manage to feel both grand and cosy. Original details have been meticulously preserved, from the elegant sash windows to the inviting warmth of the Aga and a traditional log burner. Unusually for a property of this heritage and calibre, the house remains unlisted, offering a unique level of flexibility for the future owner.

Grounds & Lifestyle

The estate extends to approximately 40 acres of pristine pasture and ancient woodland. For the past twenty years, the land has been managed biodynamically, resulting in a vibrant, healthy ecosystem. The grounds are a haven for wildlife; birdwatchers will delight in spotting Firecrests, Nuthatches, and all three species of British Woodpecker.

The gardens are a productive paradise, featuring:

- Multiple orchards yielding apples, pears, cherries, plums, and figs.
- Established asparagus beds and a charming kitchen garden.
- A wildflower-filled walled garden and abundant fruiting hedgerows.
- A swimming pool, perfectly positioned for refurbishment into a striking infinity pool overlooking the valley.

Outbuildings & Versatility

The property is designed for practical country living. A double garage, workshop, and large greenhouse are all cleverly linked to the main house, allowing for internal access.

Additional features include:

- Self-contained Annexe: Boasting its own private driveway and garden, ideal for multi-generational living or guest accommodation.
- Equestrian Facilities: A large open stable with a dedicated yard area provides direct access to the fields.
- Development Potential: Numerous outbuildings and sheds offer "ample scope" for conversion (subject to planning permission), with Bramble Lodge holding particular promise.
- Income Generation: The estate includes solar panels with an active income stream and a separate, tree-enclosed field currently operating as a popular Caravan and Motorhome Club Certificated Location.

Location

While Grove Farm enjoys total rural serenity and "the most amazing sunsets" over the valleys, it remains exceptionally well-connected. The historic market town of Corsham is just 3 miles away, while the UNESCO World Heritage city of Bath is a mere 6-mile drive, offering world-class dining, shopping, and schooling.

Further Opportunities

Please note: Two additional, luxury holiday barn are also available for purchase under separate titles. Price and details available on enquiry.







Floor Plans

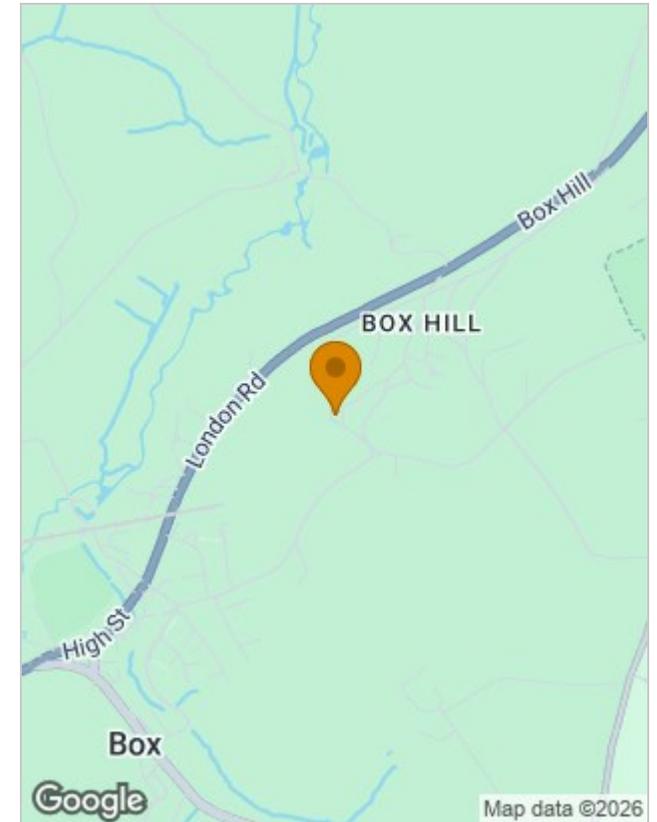


Viewing

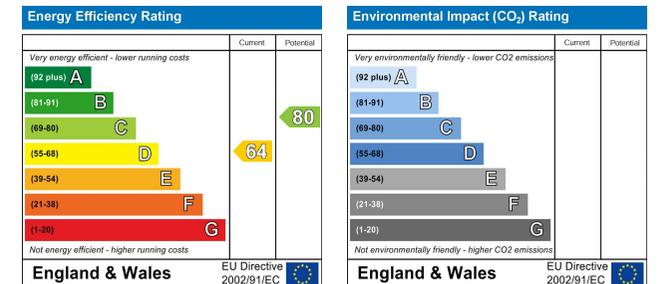
Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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