



JAMES PYLE^{Co}



Garden Cottage, Brinkworth, Chippenham, Wiltshire, SN15 5DF

Semi-detached Victorian house
Village outskirts setting
4 bedrooms
3 reception rooms
Bathroom and shower room
Manageable front and rear gardens
Private off-road parking
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £525,000

Approximately 1,968 sq.ft

‘Positioned on the outskirts of the village, this semi-detached Victorian house is deceptively spacious offering over 1,960 sq.ft of accommodation coupled with easy to manage gardens and private parking’



The Property

Garden Cottage is an attractive semi-detached Victorian house offering well-proportioned and flexible character accommodation. Formerly belonging to Brinkworth House, the property is positioned on the outskirts of the village. The accommodation is deceptively spacious extending to around 1,968 sq.ft. incorporating a converted coach house which provides additional reception/bedroom space.

The ground floor layout comprises two traditional front reception rooms both with fireplaces and wood-burning stoves. The kitchen/breakfast room is fitted with timber units, integrated appliances and a Rayburn. At the rear there is a garden room overlooking the courtyard area. There is a downstairs shower room and a side lobby which leads to the coach house conversion offering a sizable sitting room on the ground floor with a versatile study/bedroom above. Within the principal first floor, there are three double bedrooms and a family bathroom.

The property has private off-road parking to the side over a gravelled driveway. There are both front and rear gardens to enjoy which are easy to manage. The front garden is laid to lawn screened by mature hedging, whilst the rear courtyard is a very private and secluded southerly facing area ideal for alfresco dining and entertaining. There is external storage provided by a good-sized timber shed and covered bin/wood stores.

Situation

The property is located on the edge of the village of Brinkworth, just a short walk to Brinkworth Golf Club which has a licensed clubhouse. Brinkworth is reputed to be the 'longest village in England' and is located between Malmesbury and Royal Wootton Bassett. The village has an excellent primary school and public house as well as parish church and an active village hall which in addition to hosting events also provides a post office counter once a week. The Three Crowns Pub has recently gone under new ownership by a very well-regarded local

company serving great food while also hosting coffee mornings. A village market happens every two weeks, plus there is a farm shop and the local dairy delivers milk on a weekly basis along with its cheese, cream and other produce it sells. A strong community spirit provides many village events activities throughout the year including fetes on the recreational field. The village is surrounded by beautiful countryside with ample walking routes to explore, meanwhile the Cotswold Water Park is only a 15 minute drive away. Malmesbury and Royal Wootton Bassett provide a wide range of facilities, schools including Malmesbury secondary school which is Ofsted rated Outstanding. Junction 16 of the M4 is very convenient being only 6 miles away whilst there is easy commuter access to Bath, Bristol, Swindon and Cirencester. There are regular mainline services from Swindon, Kemble and Chippenham to London Paddington taking just over 60 minutes.

Additional Information

The property is Freehold with oil fired central

heating, shared private drainage, mains water and electricity. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

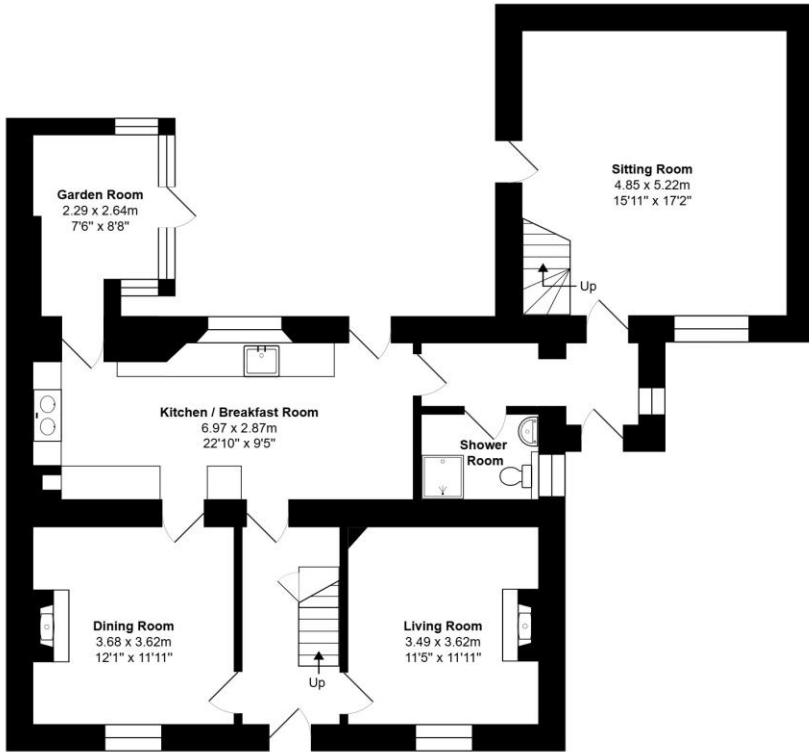
Directions

From Malmesbury, follow the B4042 towards Brinkworth. After approximately 4 miles, pass Brinkworth Golf Club on the left and Brinkworth House on the right, to then locate the driveway to Garden Cottage on the right hand side. The property is immediately on the left.

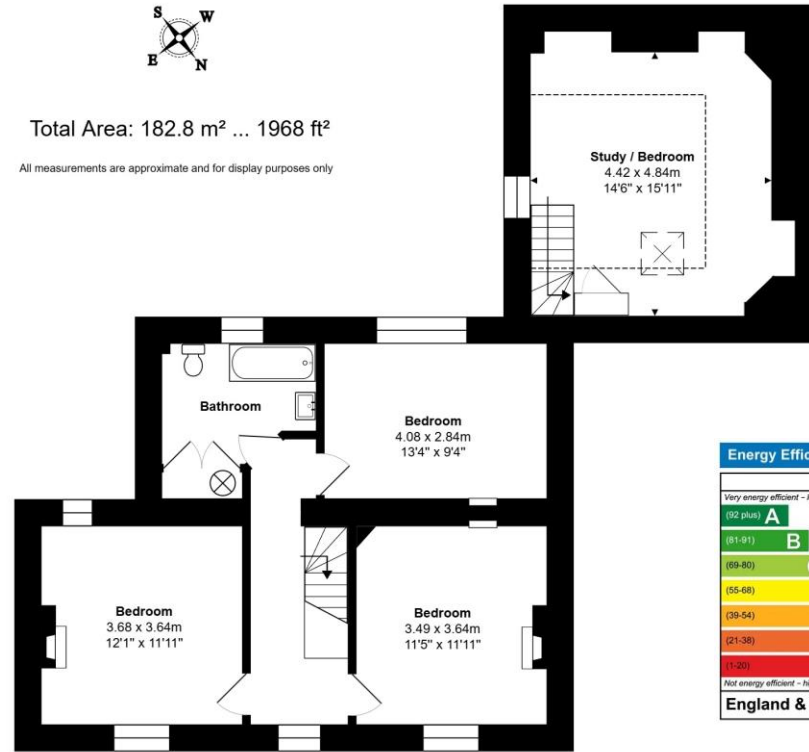
Postcode SN15 5DF

What3words: ///growl.moved.agenda





Ground Floor



First Floor

Total Area: 182.8 m² ... 1968 ft²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92 plus) | | |
| B (81-91) | | |
| C (69-80) | | 77 |
| D (55-68) | | |
| E (39-54) | 52 | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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