JAMES PYLE &Co.
Echo Lodge Farm, Wood Lane, Brinkworth, Chippenham, Wiltshire, SN15 5EF

Unique 19th Century barn conversion
Wonderful countryside lifestyle property
1 acre plot including a 0.65 acre paddock
Immaculate, light-filled accommodation
4 bedrooms, 3 bathrooms
Superb open plan configuration
Underfloor heating throughout
Double carport and home office
Stables and stores
Rural setting back onto Forestry England woodland

JAMES PYLE &Co.

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Price Guide: £1,295,000

Approximately 2,296 sq.ft including all outbuildings

‘Occupying a delightful rural setting back onto beautiful woodland, an impressive country house with 1 acre of gardens and paddock offering a fantastic lifestyle opportunity’

The Property

Echo Lodge Farm is a sublime country home occupying a charming rural setting on the edge of the village of Brinkworth accompanied by 1 acre of grounds. A wonderful ‘lifestyle’ property, Echo Lodge Farm backs onto the Forestry England owned Webb's Wood with a private gate opening onto the bridle path leading through the peaceful c.250 acre site, providing ample opportunities for dog walks, off-road cycling and trail running straight from the doorstep with no road access required.

Immaculately presented both inside and out, the property originated as a 19th Century barn conversion and has undergone significant improvements and upgrades by the current vendors. The property is light and bright filled with natural light while retaining a lovely cosy homely feel. The spacious accommodation extends to approximately 2,296 sq.ft. and benefits from underfloor heating throughout.

The heart of the home centres around a spectacular open plan configuration comprising a sitting room, dining room and kitchen/family room. The sitting room is a particular feature, with a high vaulted ceiling, an oak-framed gable glazed elevation overlooking the garden, and a large fireplace. The handcrafted kitchen is extensively fitted with a range of high quality units around a large island and boasts integrated appliances. Bi-folding doors connect to a secluded patio terrace. There is a separate utility room and downstairs WC. Across the entrance hall, there is a further reception room. Upstairs on the first floor there are four bedrooms comprising two large doubles, a further double, and a single bedroom. The two main bedrooms both feature private en-suite shower rooms while there is an additional shower room located off the landing.

The property lies behind electric timber gates opening to a spacious parking forecourt in front of a double carport with an EV charging point. Adjoining the carport is an office and a useful external WC. There is a further purpose built office/studio which has power, lighting and underfloor heating, offering excellent flexibility for remote working or creative pursuits.

The generous 1 acre grounds include a 0.65 acre paddock, lending itself to a variety of uses such a smallholding and is complete with three stables, stores, water and electricity. The beautifully landscaped gardens wrap around the rear of the house, enjoying a sunny south-easterly aspect, with manicured lawns framed by well-established borders and flower beds. The paddock, with its tranquil wooded backdrop, lies beyond the gardens, inspiring a sense of peace and privacy.

Situation

The village of Brinkworth is conveniently located between Malmesbury and Royal Wootton Basset. The village has an excellent primary school and public house as well as a parish church and village hall. The Three Crowns Pub conveniently runs a little shop selling essentials while a village market happens every two weeks, and the local dairy delivers milk on a weekly basis along with cheese, cream and other produce it sells. A strong community spirit provides many village events activities throughout the year whilst Malmesbury and Royal Wootton Bassett provide a wide range of facilities, schools and recreational facilities. Junction 16 of the M4 is very accessible being only 6 miles away and there is easy commuter networks to Bath, Bristol, Swindon and Cirencester. There are regular mainline services from Swindon, Kemble and Chippenham to London Paddington taking just over 60 minutes.

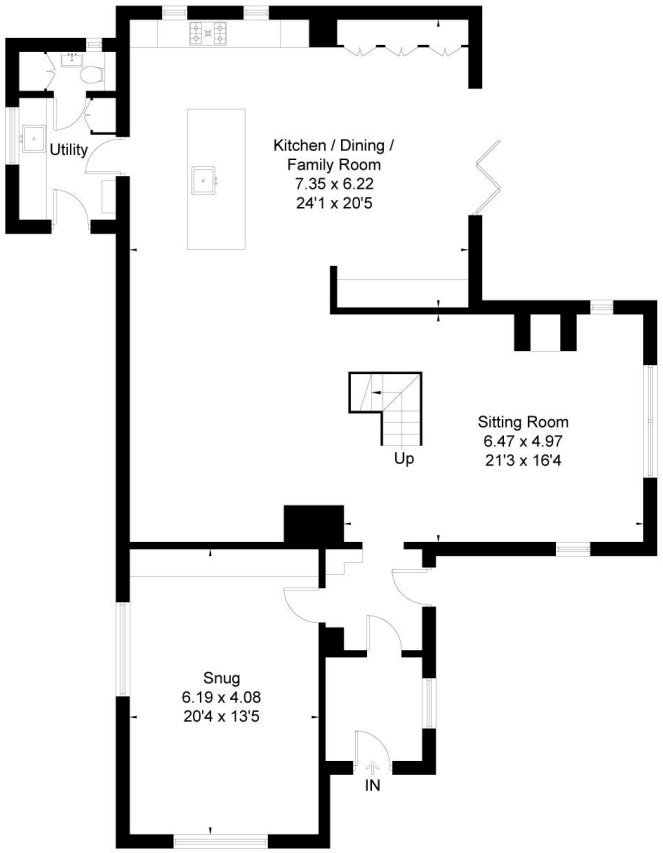
Additional Information

The property is Freehold with oil-fired underfloor heating throughout, private drainage, mains water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band F.

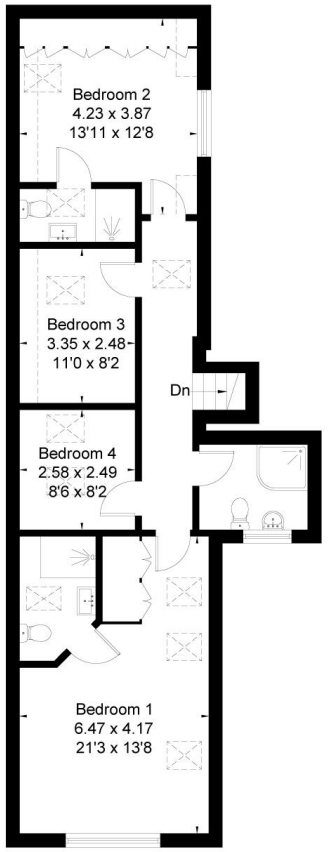
Directions

From Royal Wootton Bassett, follow the B4042 to Brinkworth. Enter the village and take the right hand turn at the crossroads onto Wood Lane. Follow the lane and locate the entrance to Echo Lodge Farm at the dip on the right hand side.

Postcode SN15 5EF
What3words: ///weekday.absorbs.steam



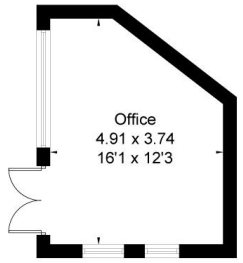
Ground Floor



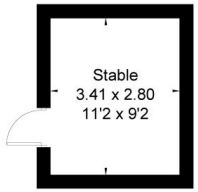
First Floor

Approximate Floor Area = 213.3 sq m / 2296 sq ft
Limited Use Area (s) = 8.3 sq m / 90 sq ft
Office = 13.1 sq m / 141 sq ft
Garage = 39.6 sq m / 426 sq ft
Outbuildings = 25.7 sq m / 277 sq ft
Total = 300.1 sq m / 3230 sq ft

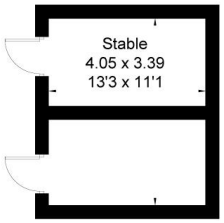
= Reduced head height below 1.5m



Outbuilding 3

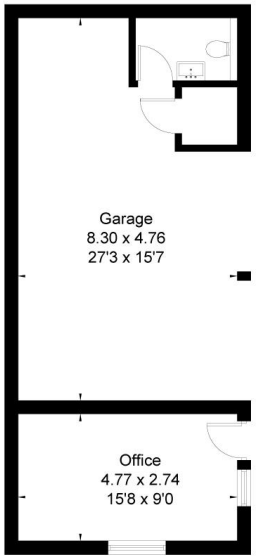


Outbuilding 2



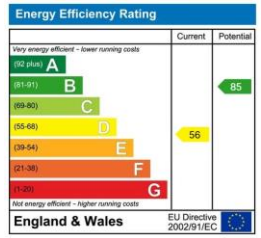
Outbuilding 1

(Not Shown In Actual Location / Orientation)



Garage / Office

(Not Shown In Actual Location / Orientation)



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