



Gallica House Horsepool  
Bromham



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Horsepool  
Bromham  
SN15 2HD

A handsome contemporary home with a sensational oak framed extension.

- Impressive Family Home • 5 Bedrooms • 4 Reception Rooms • Country Kitchen With AGA • Vaulted Oak Room • 2 Bay Barn Style Garage • Office With Shower Room • S/W Facing Garden • Sought After Village •

Guide Price £825,000



## Description

A splendid contemporary home with a 'Grand Designs' style twist! This individual family home, built and designed by the current owners with over 2800 sq ft of living accommodation arranged over three floors includes a fabulous 21ft vaulted oak framed dining/family room. Set in the heart of this thriving Wiltshire village, the property has four reception rooms set off a large entrance hall, an open plan kitchen with solid wooden worktops and AGA, a separate utility and handy boot room and a downstairs cloakroom, all with under floor heating. A spacious gallery landing with glazed viewing deck overlooks the dining room. The dual aspect master bedroom has a stylish bespoke en suite bathroom with a roll top bath and 'rain' style walk-in double shower. An equally impressive 'Jack and Jill' en suite bathroom serves both the second and third bedrooms whilst the two double bedrooms on the second floor share another family bathroom. Outside, the open fronted barn style garaging has stairs rising to a purpose-built office with useful kitchenette and shower room (ideal for want-away teenagers or guests), there is plenty of parking and a private established south west facing rear garden with a mature Walnut tree.

## Situation

Bromham is a popular village with a thriving community. Local facilities include a primary school, public houses, a curry house, a butchers, village shop, post office and a church. The historic market town of Devizes is close by providing town centre shopping, transport and leisure facilities, a cinema, theatre, museum and thriving weekly market. The Kennet and Avon canal runs through Devizes and also provides walking and fishing facilities. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a thirty mile radius.

## Directions

From Devizes take the A342 for approximately five miles through Rowde and St Ediths Marsh. Take the second left turning after The Coconut into Bromham. Proceed towards the village centre, along Horsepool and the entrance to 'Gallica House' will be found on the left hand side down a driveway adjacent to the property 'Manderlay.'

## Services & Council Tax

All mains services are connected at the property. Under floor heating to ground floor (wet system). Electric heating to office above carport. Council Tax Band 'G.'



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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■ Corsham

■ Marlborough  
■ Malmesbury

■ Royal Wootton Bassett  
■ Devizes

■ Swindon  
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