



Brook Farm  
Bremhill





# Brook Farm Bremhill SN11 9LD

Delightful 5 bedroom detached property quietly located in a popular village with fantastic far reaching views, two, two bed cottages, outbuilding/studio, paddocks and grazing land. No Chain.

- Sought After Village • Five Bedroom Detached • Two, 2 Bedroom Cottages • c.1 acre Paddock • c.7 acre Grazing Land • Double Garage & Studio • Workshop • Far Reaching Views •

Guide Price £1,550,000





## Description

Brook Farm is a delightful five bedroom detached property quietly located in a popular village location with fantastic far reaching views. In addition the the property benefits from having two, two bedroom self contained cottages which are currently let out producing £16,140 per annum (£650 PCM & £695PCM), large stone built outbuilding which incorporates a workshop and studio, double garage with ample driveway parking, two paddocks (about 1 acre) and an additional c.7 acres (approx) of grazing and plantation land. The principle house was built in 2002 in the style of a Bath stone farmhouse and offers spacious accommodation (about 3400 Sq Ft) throughout ideal for modern day family living. In brief the accommodation comprises entrance hallway, sitting room, dining room, kitchen/family room, snug, utility room, boot room, study and downstairs wet room. To the first floor are five good size bedrooms, two with en-suites, a bathroom and a separate shower room. Externally there are gardens which wrap around the property and are mainly laid to lawn. Brook Farm is offered to the market with NO ONWARD CHAIN and an internal viewing is highly recommended in order to fully appreciate the views, position and potential this fantastic family home offers.

## Situation

Bremhill is a highly sought after & picturesque Wiltshire village located in an elevated position between the towns of Chippenham & Calne. The village itself has a church and public house on the outskirts together with an active village hall. Mainline railway links to London Paddington are available from nearby Chippenham station, whilst the village offers convenient access to J.16 of the M4. The nearby towns of Chippenham & Calne offer a comprehensive range of amenities to include primary & secondary schooling, town centre shopping & leisure facilities. The larger centres of Bath & Swindon are within 20 miles.

## Directions

From Chippenham proceed out of the town along the Causeway onto the London Road. Turn left into Stanley Lane and continue into Stanley itself. Continue up the hill and on to the junction. Turn right then almost immediately left signposted Bremhill. Continue into the village itself and having gone past the monument and church on the right hand side the property can be found on the left hand side.

## Services & Council Tax

Council Tax Bands;

G (Brook Farm) C (Lavender Cottage) C (Little Barn Cottage)

Oil Fired Central Heating; Septic Tank



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.



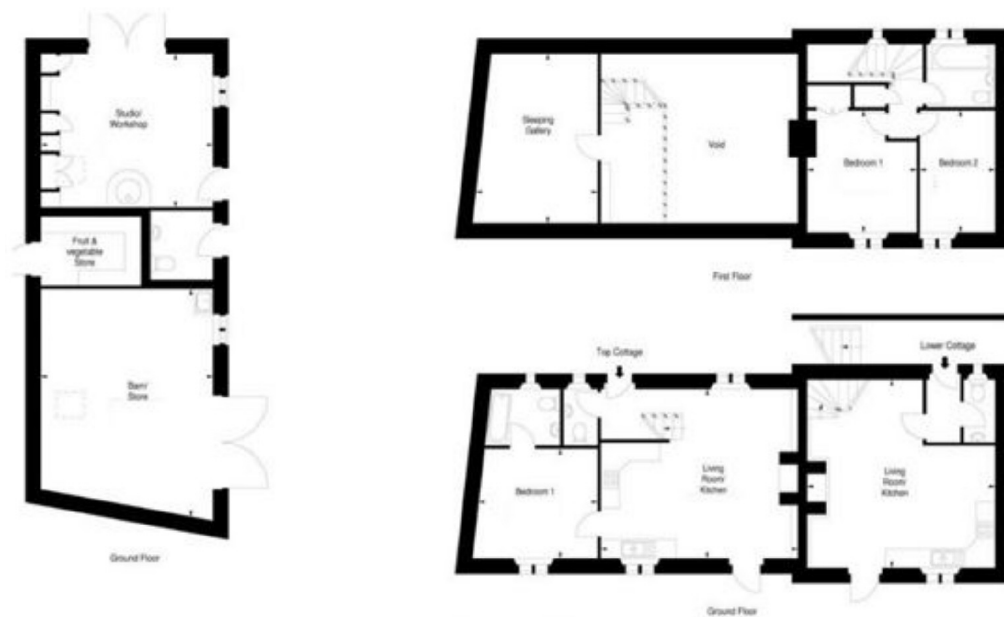
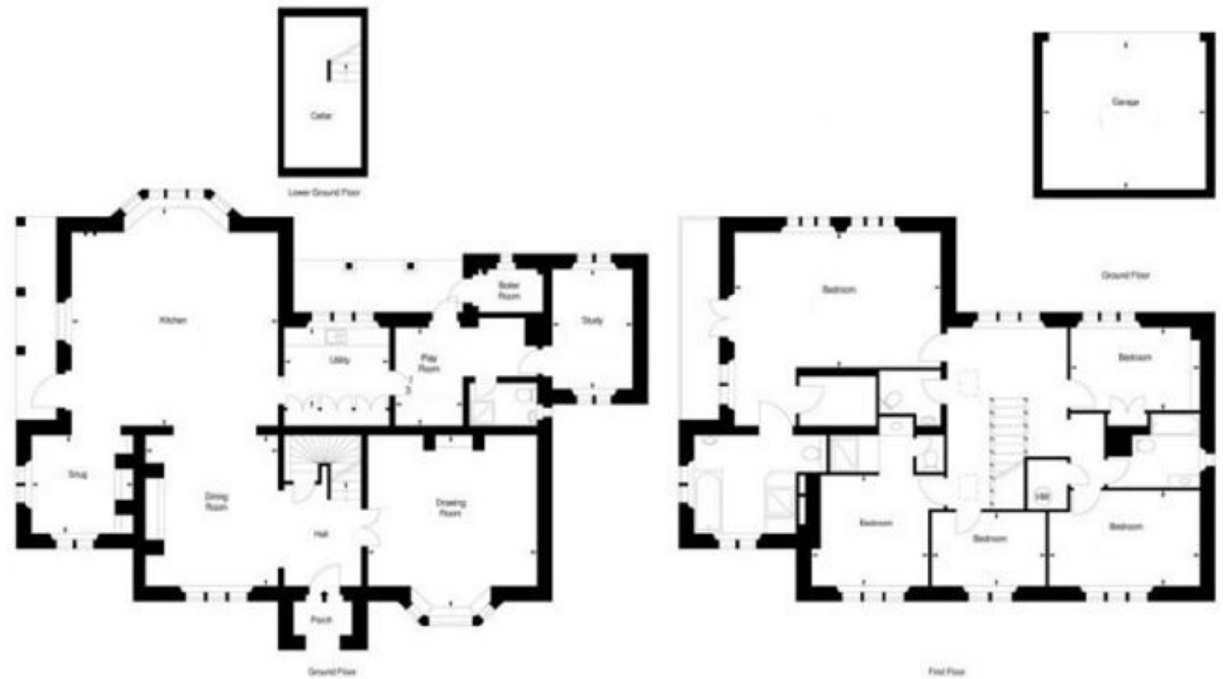
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>78</b>
England & Wales	EU Directive 2002/91/EC	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>55</b>	<b>72</b>
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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