



STRAKERS
FOR SALE
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Brook Farm
Bremhill

STRAKERS

**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 NO ONWARD CHAIN.

- Sought After Village • Five Bedroom Detached •
- Two, 2 Bedroom Cottages • c.1 acre Paddock •
- Double Garage & Studio • Workshop • Far Reaching Views • No Onward Chain •

Guide Price £1,425,000



Description

Brook Farm is a stunning five bedroom detached property (about 3400 Sq Ft) quietly located in a sought after village with fantastic FAR REACHING VIEWS. The property offers a fantastic INCOME OPPORTUNITY for a buyer with the benefit of having two, two bedroom self contained cottages which are currently let out producing £16,140 per annum. There is also a large stone built outbuilding which incorporates a WORKSHOP AND STUDIO and has a variety of uses and offers the potential to work from home. In addition there are two paddocks (about 1 acre) and large DOUBLE GARAGE with ample driveway in front. The property 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.

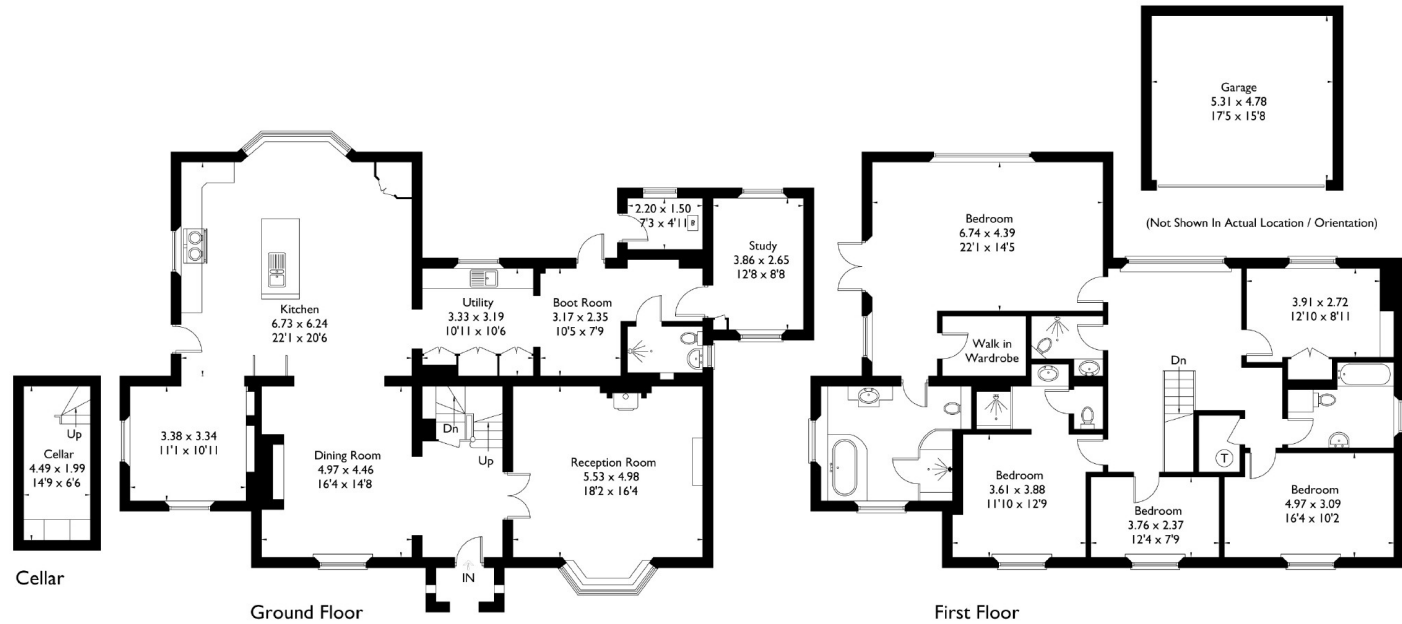


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Brook Farm, Bremhill, Calne, SN11 9LD

Approximate Gross Internal Area = 321.0 sq m / 3455 sq ft
 Cellar = 8.8 sq m / 95 sq ft
 Garage = 25.4 sq m / 273 sq ft
 Total = 355.2 sq m / 3823 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 203786

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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