



Callows Cross, Brinkworth, SN15 5DY

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- Four Bedroom Detached Home
- Generous Plot
- Detached Garage
- Southerly Facing Rear Garden
- No Onward Chain

- Double Storey Extended
- 30ft x 15ft Outdoor Heated Swimming Pool
- Ample Parking
- Far Reaching Views Behind
- Over 2000 Sq Ft of Living Accommodation

8 Callows Cross Brinkworth, SN15 5DY

£675,000

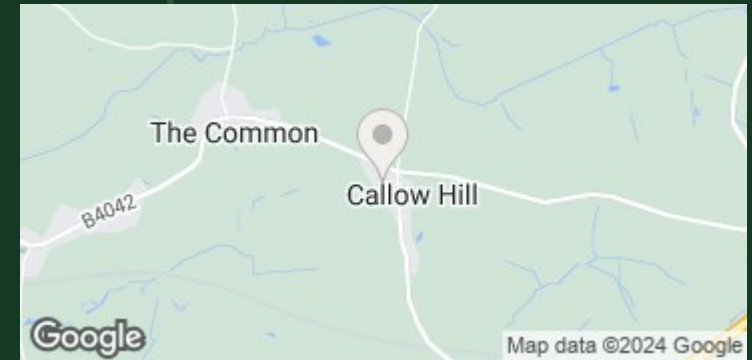
For sale with NO ONWARD CHAIN is this impressive FOUR DOUBLE BEDROOM detached family home enjoying FAR REACHING COUNTRYSIDE VIEWS to the rear, pleasantly situated on a generous corner plot with HEATED SWIMMING POOL and the property itself, EXTENDED and providing over 2000 sq ft of living accommodation.

The layout of this home include an entrance hallway with stairwell to the first floor landing, downstairs cloakroom, study/office space, a dual aspect 22'11 x 19'10 'L' shaped sitting/dining room with patio door out to the rear garden, kitchen/breakfast room with separate utility room and an addition reception room to the rear, again benefitting patio doors leading out to the garden. Upstairs and to the first floor is a spacious landing with storage cupboards, a family shower room,

three good size double bedrooms all with built in cupboards and an impressive primary bedroom with walk through dressing room, en-suite shower room and far reaching countryside views.

The home sits on a generous corner plot at the head of a cul-de-sac location with large driveway and frontage providing parking for several vehicles. There is a detached single garage with power & lighting and side gated access to a generous, fully enclosed mature rear garden benefiting a 30ft x 15ft heated swimming pool, a large patio seating area and the garden being mainly laid to lawn looking out onto the open views beyond.

Overall, a fantastic home with lots of potential! Call Alan Hawkins Property Sales today for more information or to arrange a viewing.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222


Council Tax: Wiltshire

Tax Band F For year 2023/24 = £3,040.12
For information on tax banding and rates, please call Wiltshire

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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EXCLUDING GARAGE

TOTAL FLOOR AREA : 2033sq.ft. (188.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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