



alan  
hawkins  
PROPERTY SALES & LETTINGS

Fritterswell, Brinkworth, SN15 5DU

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

alan  
hawkins  
PROPERTY SALES & LETTINGS



- Five Double Bedroom Detached House
- Integral Double Garage
- Stunning Far Reaching Views
- Two Bathrooms
- Kitchen/Breakfast Room
- Detached Quadruple Garage (Annex Potential)
- Private Gated Access
- Three Reception Rooms
- Downstairs Cloakroom
- Privately Owned Solar Panels

alan  
hawkins

PROPERTY SALES & LETTING

# Knockbreck House Fritterswell Brinkworth, SN15 5DU

£850,000

A rare and unique opportunity to purchase this spacious FIVE DOUBLE BEDROOM DETACHED PROPERTY offering an impressive DOUBLE INTEGRAL GARAGE as well as a DETACHED QUADRUPLE GARAGE perfect for any car collector/enthusiast or for multi generational living with (planning permission previously approved to convert to an annex) situated within the village of Brinkworth benefiting STUNNING FAR REACHING COUNTRYSIDE VIEWS to the front & rear.

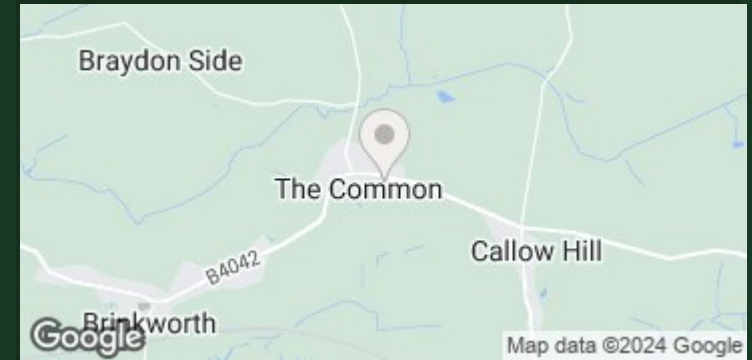
The property itself internally comprises a front entrance hallway with stairs to a first floor landing, ground floor cloakroom, separate dining room with double doors through to a triple aspect living room complete with feature wood burning stove and French doors to the rear patio with far reaching views. There is a kitchen/breakfast room to the rear with a door through to a brick based garden room and a utility room leading through into the integral double garage. The first floor landing provides access to a

family bathroom complete with a 4 piece suite, an impressive primary bedroom with fitted dressing table, wardrobes and en-suite shower room with a further four generous double bedrooms, three of which enjoying the far reaching views to the rear.

The property is accessed via a private a secure double gated driveway to the front offering a vast amount of parking which leads up to the six garages. There's a private garden to the side laid to lawn and a wonderful rear terrace perfect for relaxing and enjoying the countryside views and the evening sun set beyond.

Further benefits include uPVC double glazing, a modern Worcester oil fired boiler, hot tub and 16 privately owned solar panels.

All in all, a fantastic property on offer! Contact 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 Council

Tax Band G For year 2024/25 = £3680.00  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

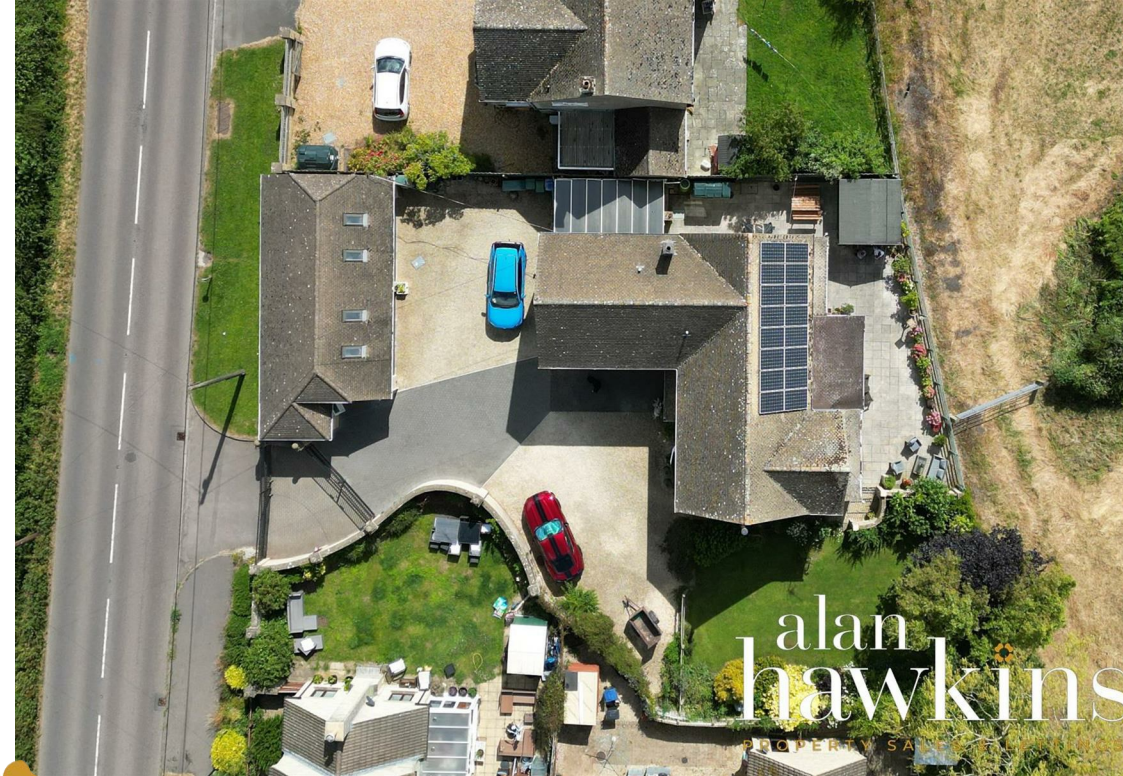
Freehold

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(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	



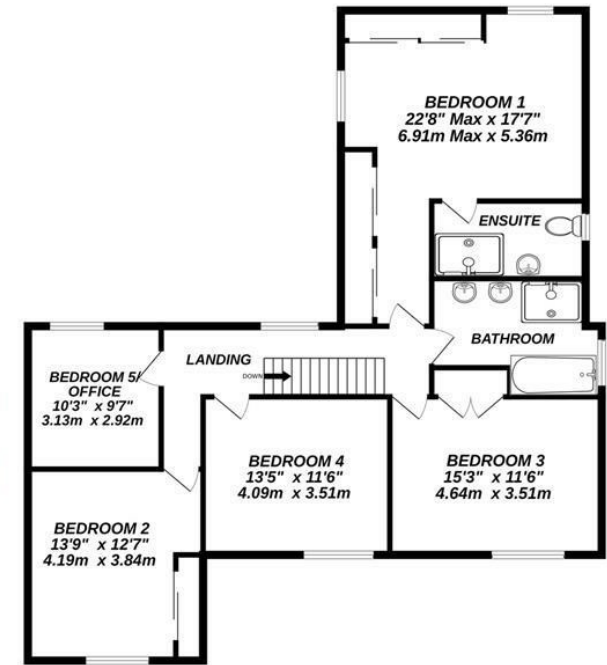
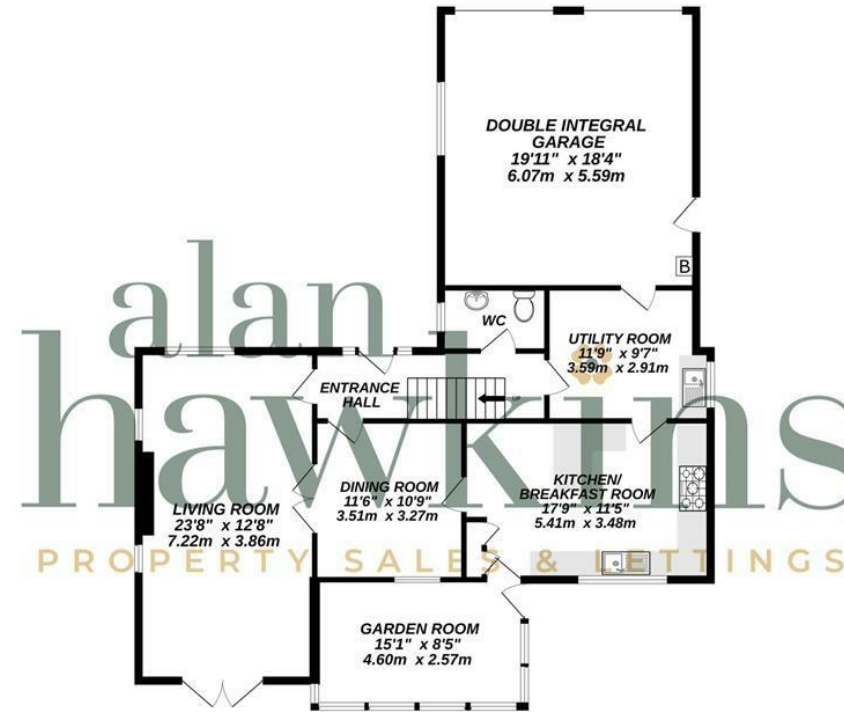
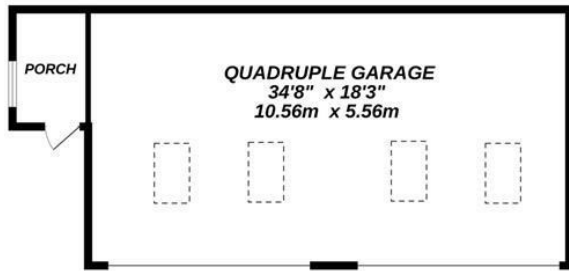




GROUND FLOOR  
1349 sq.ft. (125.4 sq.m.) approx.

1ST FLOOR  
1172 sq.ft. (108.9 sq.m.) approx.

DETACHED GARAGE  
683 sq.ft. (63.4 sq.m.) approx.



2521 SQ FT EXC DETACHED GARAGE (3205 SQ FT INC DETACHED GARAGE)

TOTAL FLOOR AREA : 2521sq.ft. (234.2 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.  
Made with Metropix ©2024



**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.

# alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

**Alan Hawkins**

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

