



alan  
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Bradenstoke, Chippenham, SN15 4EL

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

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PROPERTY SALES & LETTINGS



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- Character 5 Bedroom Cottage
- 30ft Family Room
- 21ft Kitchen with Granite Worksurfaces
- 2 Garages
- Close to Public House
- 3 Bathrooms
- 16ft Dining Room
- Utility Room + Cloakroom
- Friendly Village Location
- South Facing Garden with Wood Fired Hot Tub

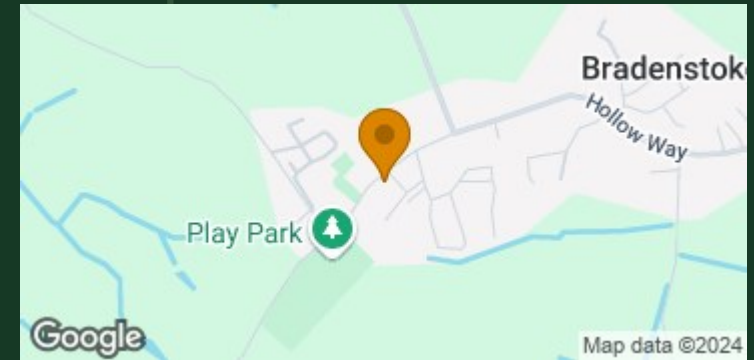
# The Old Storehouse, 63 Bradenstoke, Chippenham, SN15 4EL

£635,000

A beautifully presented five bedroom semi-detached cottage offering a wealth of character situated in the heart of this friendly north Wiltshire village of Bradenstoke. This former village shop, sympathetically converted c2016, to a very high standard and now offers a very spacious family home boasting over 2100 sq ft of accommodation. Internally the accommodation comprises a wonderful family room measuring some 31ft and enjoys herringbone oak flooring, a log burner standing on a flagstone hearth with a large opening to the dual aspect dining room and split level to the study area, being the former post office. To the rear is a quality fitted kitchen with ample storage under quartz work surfaces complete with island with a separate utility room and cloakroom. To the first floor is a wonderful landing with high pitched ceilings and exposed beams leading the master bedroom to the rear with en-suite shower room, this sides on to bedroom 5 which could easily be converted to en-suite dressing room with the additional of an extra door. Bedroom two makes for a wonderful guest room with en-suite, whilst

bedrooms 3 & 4 are generous double bedrooms that each share a delightful and tidy bathroom. To the rear is a wonderful garden with well stocked flower borders, patio and a log fired hot tub. Further attributes include under floor heating fired by an eco Air source heat pump, double glazing and 2 car parking apron to the front of the 2 GARAGES. All-in-all, this is a wonderfully presented and spacious property that is sure to please. Offered chain free, call the sole agents Alan Hawkins Property Sales on 01793 840222.

Bradenstoke - The village has a public house and active village hall, is conveniently located for access to Swindon c.12 miles with its many and varied facilities and easy links to the Mainline Railway station to London Paddington and the M4 motorway.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2690.54

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold

## Services

Gas: None

Electric Mains

Water: Mains

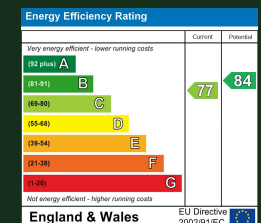
Heating - Air Source Heat Pump (Underfloor + Rad)

Drainage: Mains.

Flood Risk: None (Environmental Agency)

Internet Speeds: TBC

## Energy Efficiency Rating (England & Wales)





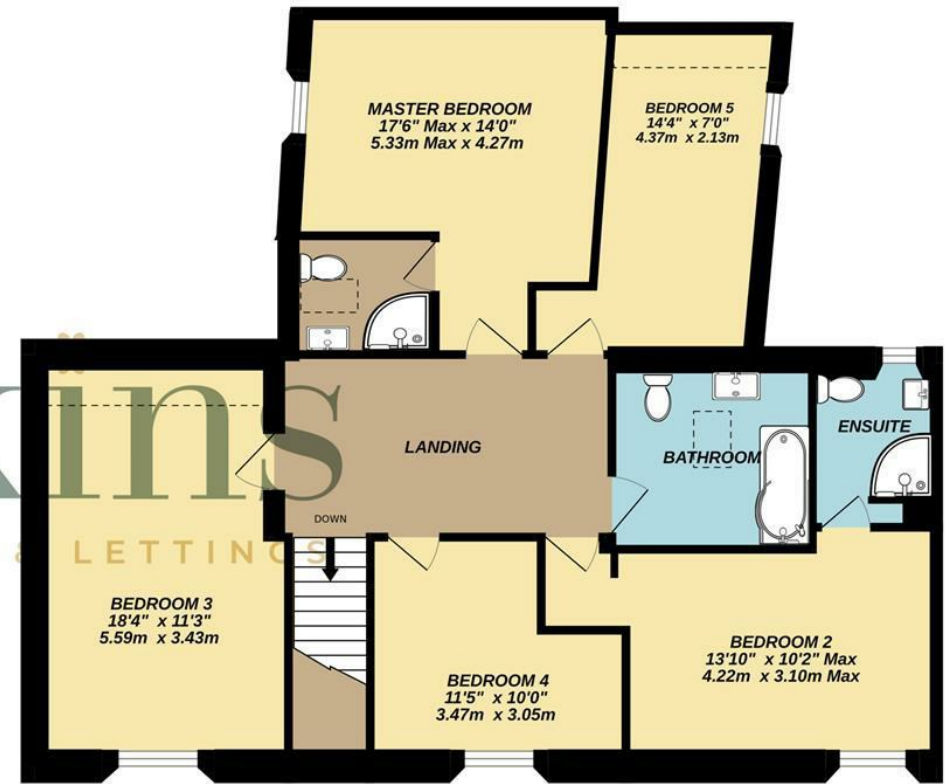




GROUND FLOOR  
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 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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