



Bramble Cottage , Calne, SN11 9LD

£975,000

Located within the picturesque village of Bremhill, set in a circa 0.8 Acre mature plot, this well presented detached home offers views over open countryside. Offering five bedrooms over the two floors, along with three bathrooms and a separate toilet, its accommodation is both generous and flexible. The 29ft sitting room and 25ft kitchen/dining room are complimented by the 17' Garden room overlooking the lawn and valley beyond. With ample parking and the added benefit of the Timber built "Lodge" providing an additional two bedrooms and shower room, it is a home that needs to be viewed to be appreciated.

Bremhill



Bremhill is a sought after and quaint village located 2.5 miles from Calne and 4.5 Miles from Chippenham with is Mainline train station to London Paddington and M4 junction. Its elevated position provides far reaching views over the surrounding, towns, village s and countryside with many public trails and bridlepaths for exploring the area. The village is home to the popular Dumb Post Inn public house as well as Church and village hall.



Bramble Cottage



Set in a circa 0.8 Acre plot, the property sits in an elevated position overlooking the gardens and valley beyond. Leaving the Bremhill village road the gravelled driveway provides ample parking for a number of cars. Entering the home through the front door you are greeted by a generous entrance hall laid to French Oak flooring and doorways to the ground floor reception rooms along with the

kitchen/dining room and cloakroom.

The sitting room offers a light and spacious feel with an open fire, continuation of the French Oak flooring and a number of South Westerly facing windows with views over the countryside towards Cherhill. A doorway to the rear gives access to three ground floor double bedrooms as well as a well appointed bathroom fitted with a free standing bath and a separate walk in shower cubicle.

On the other side of the home the 25ft kitchen/dining room has space for a family sized dining table and chairs. The Kitchen comprises of a range of floor and wall mounted units with moveable island unit, ceramic sink and draining board, Rangemaster Classic 110 cooker with LPG hob and extractor over, integral dishwasher and fridge. There is a separate utility room providing plumbing for a washing machine, space for further appliances and the floor mounted oil fired boiler.

Accessed through French doors the partially Oak framed garden room has large picture windows with rural views, tiled floor with under floor heating, vaulted ceiling. A room for living or dining in all seasons.

The first floor landing flows left and right. On either side there are double bedrooms, each with pleasant outlooks and en suite bathrooms. An area of loft space totalling over 30ft in length provides welcome storage space for the home.

Externally there are many attractive elements. One of these is "The Lodge" An insulated timber structure offering two bedrooms and a separate shower room that would make an ideal annex/guest house or potential living space for a family member.

The gardens are a particular highlight. Mature and well maintained there are a number of areas within the garden that each offer a different feel and purpose. From patio seating to ponds and mature fruit trees, woodland walkways with historic trees, lawns and secluded seating overlooking the historic orchard and valley in the neighbouring fields.

This is a home that needs to be viewed to fully appreciate the seclusion, tranquillity and privacy in one of the most sought after locations in the area.

Entrance Hall



Kitchen/Breakfast Room



Cloakroom

Sitting Room



Utility Room

Garden Room



Bedroom Five



Bedroom Three



Ground Floor Bathroom



Bedroom Four



First Floor landing



En Suite



Gardens



Bedroom Two



Ensuite "The Lodge"

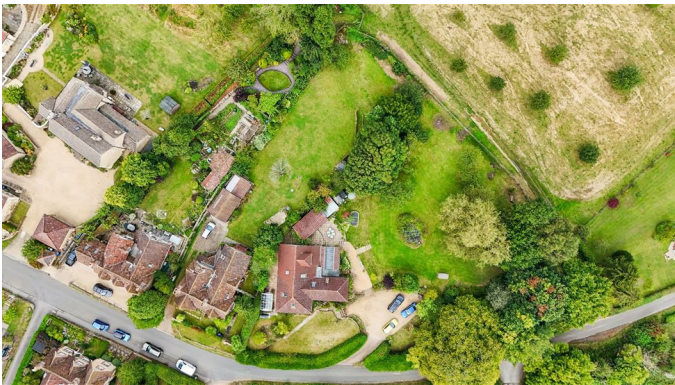




Driveway



Tenure



We are advised by the .gov website that the property is Freehold.



Council Tax

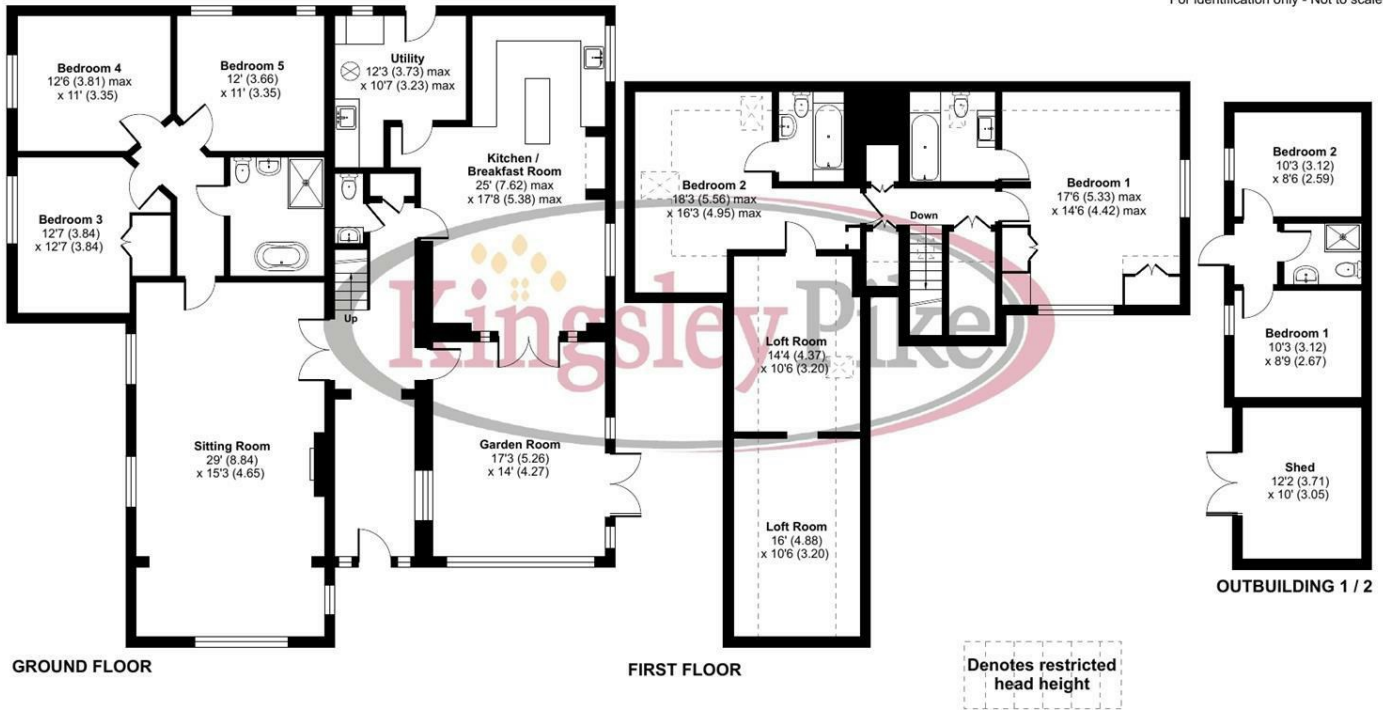
We are advised by the .gov website that the property is band E.

Floor Plan

Bremhill, Calne, SN11

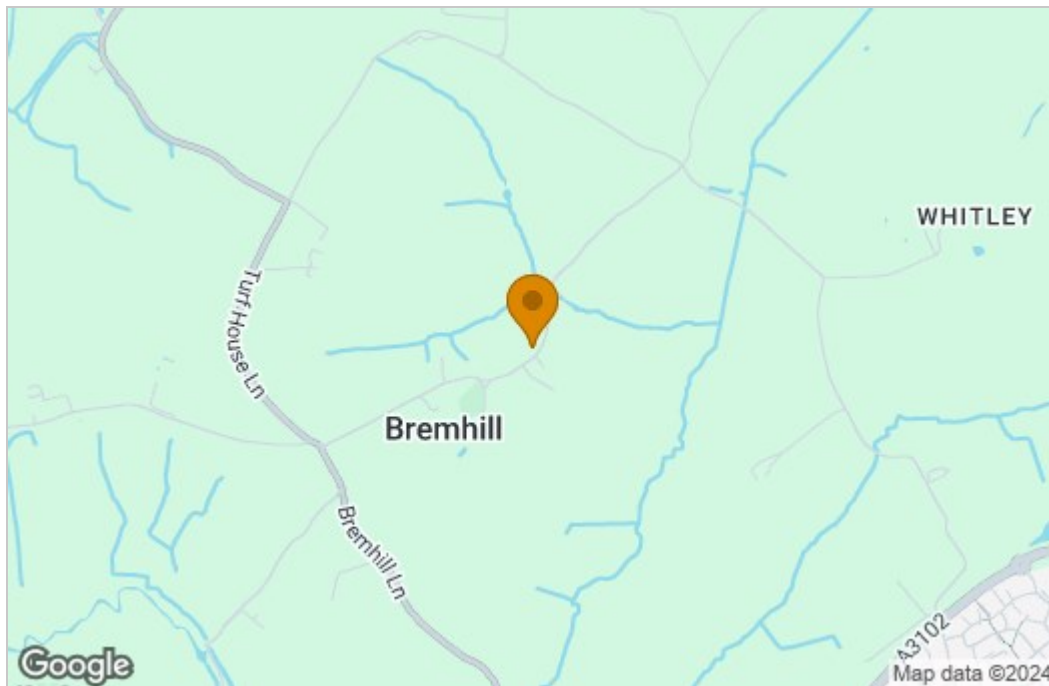
Approximate Area = 2764 sq ft / 256.7 sq m
 Limited Use Area(s) = 291 sq ft / 27 sq m
 Outbuildings = 357 sq ft / 33.1 sq m
 Total = 3412 sq ft / 316.8 sq m

For identification only - Not to scale

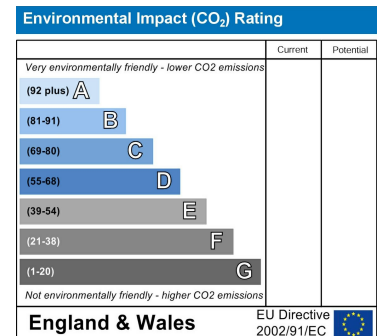
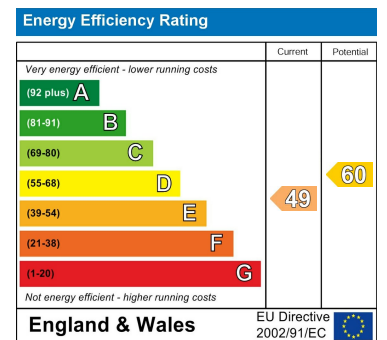


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Kingsley Pike. REF: 1178645

Area Map



Energy Efficiency Graph



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