

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Chapel Cottage, Brinkworth

Price Guide £425,000

A detached mid 19th Century cottage (1052 sq ft), recently refurbished and extended, backing onto the village recreation field.

3 bedrooms, 2 bath/shower rooms. Porch, sitting room, garden room, kitchen/breakfast room.

Off-road parking for two cars, garden with insulated cabin.

CHAIN FREE



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Chapel Cottage , Brinkworth

The Property

Built in the mid 1800's, this detached cottage has been extended and much improved by the current owner since purchasing in 2015. He has added a room at the rear, offering the flexibility of a second reception room, or a ground floor bedroom if required, and added a luxury shower room adjacent. Other works included damp proofing, timber treatments, new windows and external doors. In addition they removed the first floor ceilings to expose the roof timbers and add to the feeling of space. The period style bathroom is a particular feature and an insulated cabin has been added to the garden, which could provide a useful home office. At the rear the cottage adjoins the village recreation field.

The Accommodation

The front door leads into a porch with coloured glass windows either side. The inner door leads into the sitting room which has a brick fireplace with fitted log burner. There is a part exposed stone wall, and pine floor boards. Stairs lead off to the first floor with a cupboard under. Double doors lead through to the garden room at the rear which is dual aspect and also has a glazed roof panel. Adjacent is a small but well appointed shower room with an illuminated mirror. The kitchen/breakfast room is dual aspect with painted units and wooden work surfaces. The oven, combination microwave, induction hob and extractor are all built-in and there is under-counter space for a dishwasher, washing machine and tumble drier. Adjacent to the brick fireplace a cupboard houses the Grant oil fired condensing combination boiler and the consumer unit. A stable door at the side leads out to the garden. The first floor landing has a window to rear. There are two double bedrooms at the front and a decent single at the rear, currently used as a home office. The family bathroom has a roll top bath, high level WC and a vanity basin.

Outside

There is off-road parking for two cars on the gravelled area to the right of the cottage. The adjacent Chapel has parking to the left of

the cottage on the other gravelled area and while Chapel Cottage owns the central tarmac section. It is kept clear to allow for vehicles manoeuvring. A gate to the left of the cottage leads to one of two paved seating areas. There is an insulated cabin with power, light and shelving, plus separate wooden bin and log stores. There is an area of lawn with raised borders and a picket fence onto the recreation field which is on a long lease to the Parish Council.

General

Mains water, electricity and drainage are connected. There is no gas in the village. The oil fired combination boiler provides central heating and hot water on demand. Council Tax band C - £1,962.66 payable for 2024/25. EPC rating band F-36.

Location

Brinkworth lies roughly midway between Malmesbury and Royal Wotton Bassett, both catering for schooling and everyday shopping requirements. Nearby Swindon has a mainline train service to London Paddington. Junctions 16 and 17 of the M4 are readily accessible and provide access to the major employment centres of Bristol, Bath and Swindon. The village has public house, nursery and primary schools, a church and golf course.

Directions to SN15 5AH

From Malmesbury head east Royal Wotton Bassett on the B4040. Continue into the village, past the pub and at the bottom of the hill the property is on your left hand side, a short distance after the turning to Shoemaker Lane, and denoted by our 'For Sale' board.

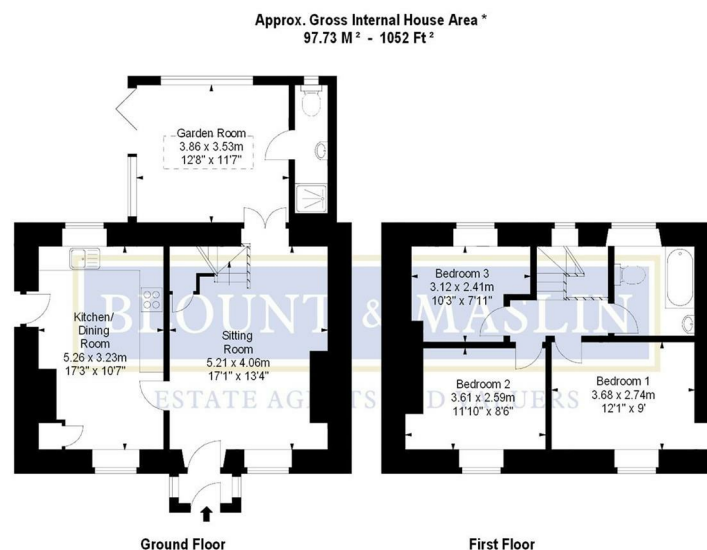


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.