



GRANT FRASER
TOWN & COUNTRY

Old Hall House, The Street, Brinkworth, Chippenham, Wiltshire, SN15 5AE
Guide price £525,000



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Having been fully redecorated in October 2023 is this immaculate and modern property with two receptions (one with a log burner), kitchen breakfast room, utility, cloakroom, en-suite and shed with power (and the option for motorcycle storage). Surrounded by rolling countryside with views to the rear.

Situated in the middle of "England's longest village", located across the road is the local and well regarded pub offering great food and drink. Brinkworth has its own primary school, nursery, church and hall. Royal Wootton Bassett and Malmesbury offer a wealth of shops, pubs, restaurants, general amenities, doctors and dentist 6-7 miles away.

Description

Comprising storm porch, entrance hallway, living room, dining room, kitchen breakfast room, utility, cloakroom, four bedrooms, en-suite, bathroom. An open air storm porch offers space for muddy wellies and boots to air. The entrance hallway has stairs to the first floor along with doors to the cloakroom and living room. The living room has a central fireplace, overlooks the front garden/driveway, is semi open plan to the dining room and has a door leading into the kitchen. The dining room overlooks the rear garden. The kitchen has space for a breakfast table, has a handy under stair store and a door leading into the utility. The utility has space for a washing machine, tumble dryer and fridge/freezer. A door leads out to the rear garden and links in with a secure side access, ideal for returns from dog walks for example. On the first floor bedroom one and three overlook the front of the property, there is a shower en-suite to bedroom one. Bedroom two and four overlook the views to the rear. There are built in wardrobes to bedroom two and three. The bathroom completes the first floor.

Outside there is a gravel driveway to the front for a number of vehicles with further street parking available. Gates could be added to the two large posts to the front of the entrance. A side gate provides access to the rear garden, which is also mainly made up of gravel with mature borders in both front and rear gardens. A handy timber outbuilding is located in the rear garden, offering power and light along with double doors, the current owner has made use of these in the past to enable storage of a motorcycle.

Services: we are informed oil fired central heating, mains drainage, water and electricity. All relevant checks must be carried out by a purchaser.



Situation

Brinkworth, often referred to as 'England's longest village' (along with Meopham in Kent) is a village located in North Wiltshire, in between Royal Wootton Bassett (5 miles) and Malmesbury (6.5 miles). The Three Crowns is the village pub, popular for its food offerings whilst offering all to be expected from a village pub. There is a church, village hall and primary school. All the shops and amenities required can be found in either Royal Wootton Bassett or Malmesbury along with secondary schools, doctors and dentists. The M4 motorway can also be accessed around 6 miles from the property. Train links to London, Bath and Bristol are found via Swindon station around 10 miles. Some interesting outdoors locations include Westonbirt Arboretum (14.5 miles) west of Malmesbury, Lacock Abbey (15 miles) south of Chippenham and the Cotswold towns of Cirencester, Tetbury and Malmesbury itself, all providing an eclectic mix of shops, cafes and restaurants along with the chain stores.



