



The Paddock, Callow Hill, Brinkworth, Chippenham, Wiltshire

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# A spacious family home with two acres and equestrian facilities.

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## Summary of accommodation

**Ground Floor** Sitting room | Kitchen/Breakfast room | Family room | Dining room  
Sitting room | Utility room | WC

**First Floor** Principal bedroom with en suite bathroom | One further bedroom with en suite shower room | Three further bedrooms | Family bathroom | Study area | Balcony

Accommodation in all about 273.5 sq m (2,944 sq ft)

**Outbuildings** Three stables | Barn | two stores

Outbuildings: 82 sq m (883 sq ft)





## Location

The Paddock is found in the village of Brinkworth, which is located north-west of Royal Wootton Bassett. Nearest everyday facilities are in Brinkworth which include a parish church, primary school, village hall and a public house. Other local centres with a wider range of facilities include Royal Wootton Bassett and Chippenham.

The area is reputed for its choice of highly regarded and established schools, both private and state.

Recreational and sporting facilities in the area include racing at Cheltenham, Bath and Newbury, polo at Cirencester Park and Westonbirt, eventing at Badminton and Gatcombe, golf at Brinkworth, Castle Combe, Chippenham, Bowood, Westonbirt and Cirencester and water sports at the Cotswold Water Park. In addition nearby places of interest include Malmesbury Abbey, Westonbirt Arboretum, The National Trust Properties at Lacock and Dyrham Park, Bowood House and the historic village of Castle Combe.

The property is also well placed for the commuter being accessible to both junction 16 and 17 of the M4 which provides fast access to the east and west. There are regular mainline services from Chippenham to London Paddington taking just over 60 minutes.

## The Paddock

The approach to The Paddock is through double wooden gates where there is sweeping gravel parking in front of the house as well as a track leading up to the stables. The house sits prominently on the hill benefiting from lovely views across the paddocks as well as rural views and fields.

The house has been home to the current owners for almost eighteen years, now offering huge scope for potential buyers to add their own stamp. The house offers very good proportions downstairs with four separate entertaining rooms, as well as a central large kitchen/breakfast room. The living room is a generous sized, dual aspect room with a fireplace and French doors opening out onto a west facing patio. The Snug is a cosy space with a fireplace leading through to the Dining Room with French doors out into the garden. The Snug also leads out through the boot room outside. The large sitting/games room leads through to the utility room, where there is a backdoor out into the garden.

Similar to the ground floor, the upstairs offers five well-proportioned bedrooms, two of which are en suite and a family bathroom servicing three. The landing is a lovely bright space currently being used as an office with sliding doors out onto a balcony with westerly views.

## Annexe (subject to usual planning consents)

Potential to create a separate, self-contained annexe by blocking off the Sitting / Games Room and Utility and Bedrooms two & four and installing stairs to link the two floors.









## Outbuildings

Two stone outbuildings are currently being used as storage, linking the track and stabling to the garden.

Stables: three stables & storage with full planning to include equestrian use.

## Gardens & Grounds

The garden wraps around the whole house with a nice lawn at the back as well as a raised decking and lower patio between the swimming pool and fishpond.

The paddocks are conveniently accessed directly from the stables and lead into one another with wooden fencing between.

## Property Information

**Guide Price:** £975,000

**Tenure:** Freehold.

**Services:** Mains water and electric, oil fired heating.

**Local Authority:** Wiltshire Council

**Council Tax Band:** G

**Energy Performance Certificate Rating:** Band E

## Directions (Postcode SN15 5DZ)

What3Words; ///soggy.surveyors.pokes

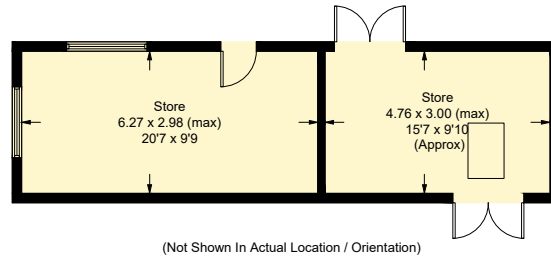
Main House (Incl. Garage) = 273.5 sq m / 2,944 sq ft

Outbuildings = 82 sq m / 883 sq ft

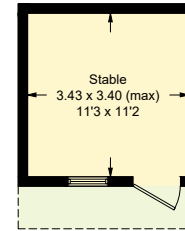
Total = 355.5 sq m / 3,827 sq ft



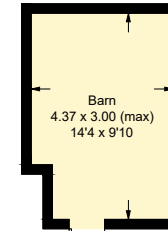
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



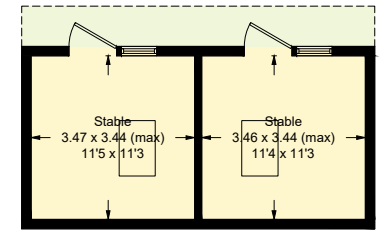
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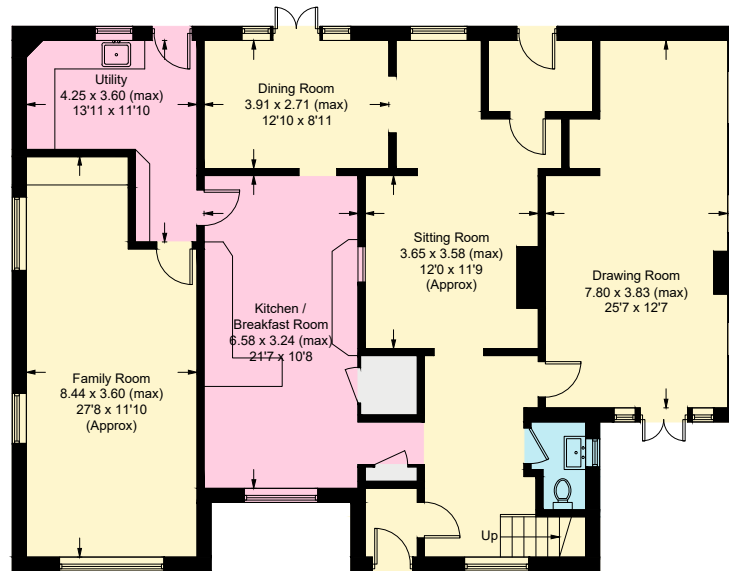
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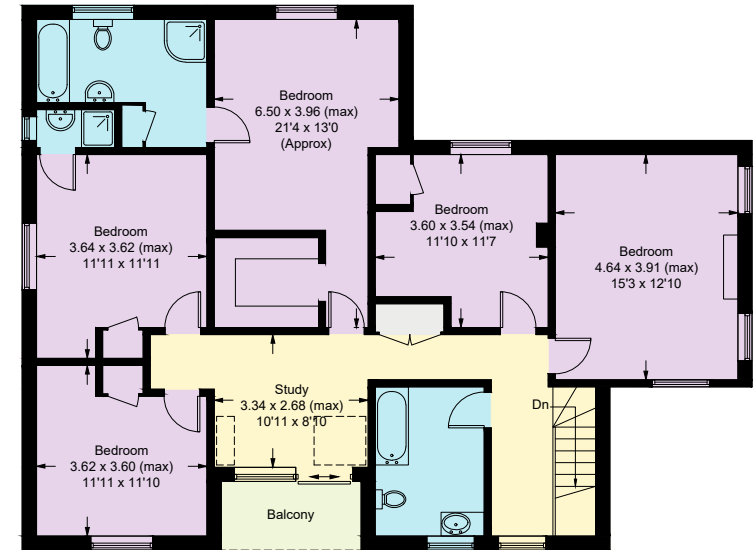
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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I would be delighted to tell you more

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Particulars dated August 2023. Photographs and videos dated August 2023.

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