



Carinya The Common, Brinkworth Chippenham SN15 5DT

welcome to

Carinya The Common, Brinkworth Chippenham

This is a rare opportunity to own a truly special property in a sought-after location, offering both privacy and stunning rural views. This stunning individual design four bedroom home is a must view!



Nestled along a peaceful private shared road, this exquisite detached family home offers a rare blend of elegance, comfort, and spectacular views over the rolling countryside. From the moment you step into the entrance hall, you are greeted with a sense of warmth and sophistication. The inviting lounge, complete with a charming feature fireplace, provides the perfect space to unwind, while the air-conditioned conservatory allows you to enjoy the beauty of every season in comfort. The heart of the home is the beautifully refitted kitchen/breakfast room, boasting a range of high-quality integrated appliances, seamlessly complemented by a matching utility room. A separate dining room offers a setting for entertaining, and the study provides a quiet retreat for work or reading. A convenient cloakroom completes the ground floor, which is enhanced by refitted doors, UPVC double glazing, and radiator central heating . Ascending to the first floor, you will find four well-proportioned bedrooms, each offering comfort and style. The master suite is a true sanctuary, featuring bespoke Sharps fitted bedroom furniture and a luxurious en-suite shower room. The remaining bedrooms are equally impressive, all served by a stylish family shower room. The beautiful rear garden is a true haven, with a beautifully designed patio area, To the front is a lawn area and an extensive block-paved driveway capable of accommodating multiple vehicles. double garage, with electronic roller doors.

Entrance Hall

Cloakroom

Study

8' 8" x 7' 2" (2.64m x 2.18m)

Lounge

20' 5" x 11' 11" (6.22m x 3.63m)

Dining Room

12' 10" x 10' 7" (3.91m x 3.23m)

Kitchen/Breakfast Room

18' 5" x 12' 10" (5.61m x 3.91m)

Utility Room

Conservatory

11' 1" x 13' 1" (3.38m x 3.99m)

Landing

Bedroom One

13' 8" max x 12' 9" (4.17m max x 3.89m)

Ensuite

Bedroom Two

12' 3" x 14' 1" (3.73m x 4.29m)

Bedroom Three

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom Four

12' 1" x 7' 5" (3.68m x 2.26m)

Shower Room

Gardens

Double Garage

Blocked Paved Driveway



view this property online allenandharris.co.uk/Property/CHP111126



welcome to

Carinya The Common, Brinkworth Chippenham

- Detached and modernised with over 2200sq feet
- Four Bedrooms
- Two Receptions
- Double Garage
- Countryside Views

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£699,995



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111126



Property Ref:
CHP111126 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk