



📍 Orchard End, 7a Bayntun Close, Bromham, Wiltshire, SN15 2JG

🏠 Guide Price £585,000

'Orchard End' is an exceptional architecturally designed eco house, designed with energy efficiency and flexibility in mind. Situated in the extremely popular village of Bromham and occupying a wonderful spot in the close with far reaching views.

- A Beautiful and Unique Village Home
- A 3/4 Bedroom Detached Home
- High Specification Throughout
- 3 Stylish En-suites (2 Baths, 3 Separate Showers)
- Quality Kitchen With Granite Worktops and Integrated Appliances
- Spacious Dual Aspect Living Room With Log Burner
- Flexible Living Spaces
- Large Integral Single Garage & Block Paved Driveway Parking
- Far Reaching Views From The Top Of A Very Private Garden

🏡 Freehold

🌿 EPC Rating B



A superb 3/4 double bedroom individually designed home, built 10 years ago to a very high specification and achieving a B rating for energy efficiency. This fantastic home offers flexible accommodation in a great village location with far reaching views.

Internally, a large welcoming hall with engineered oak flooring leads through to a 20ft dual aspect sitting room with matching oak floor. There is a log burning stove and also an electric fire set in an oak surround for convenience, and French doors lead to the garden. A further pair of glass doors lead through to the bespoke dual aspect 24 foot kitchen /breakfast room. In here you will find, granite worktops and quality integral appliances including an induction hob, Neff oven, built-in microwave, built in warming drawer, dishwasher and fridge freezer. The spacious breakfast area has French doors to the garden. Just off the kitchen is the utility room with built in cupboards, integrated washing machine, sink, gas boiler and ducting for a tumble dryer if required. Along the entrance hall in this very flexible accommodation lies a dining room/study/4th bedroom, further along is Bedroom 3/dining room with its oak herringbone flooring, built-in wardrobe and door to it's Jack and Jill en-suite which houses a bath, separate shower cubicle, porcelain tiled floor, and can be entered from the hallway as a very luxurious downstairs cloakroom.

The principal double bedroom has a Juliet balcony with far reaching views, a range of walk in wardrobes and a beautiful en-suite bathroom. Bedroom 2 has built in eves storage, a built in wardrobe and an en-suite shower room.

The property benefits from a 'System Air heat recovery system, 10 solar PV panels with a solar 'Boost', and solar wet system (evacuated tubes) all resulting in less energy bills. There is underfloor heating to the entire ground floor and master en-suite.

The garden is perfect for al-fresco eating and entertaining with sandstone paving, lighting & power.

#### Situation

The property is located in a pleasant tucked away position at the end of this small cul-de-sac, set in a slightly more elevated position with commanding views from the top of the garden and main bedroom. There is a footpath to the side of the house that takes you straight up into the village centre and there are wonderful countryside walks right on the doorstep. Bromham is a very popular village with a thriving community. Local facilities include a primary school, a public house, a butchers (which also sells newspapers and some essentials) and a church. The historic market town of Devizes is close by providing town centre shopping, transport and leisure facilities, a cinema, theatre, museum and thriving weekly market. The Kennet and Avon canal runs through Devizes and also provides walking and fishing facilities. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a 30 mile radius.

#### Property Information

Agents Note: There is a right of access across part of the driveway to the garage for the neighbouring house.

Tenure: Freehold

Council Tax: Band E

EPC Rating: B

Services: All mains services are connected.

An extra 5amp electrical system runs throughout the house for table lamps etc., together with an integrated vacuum system.

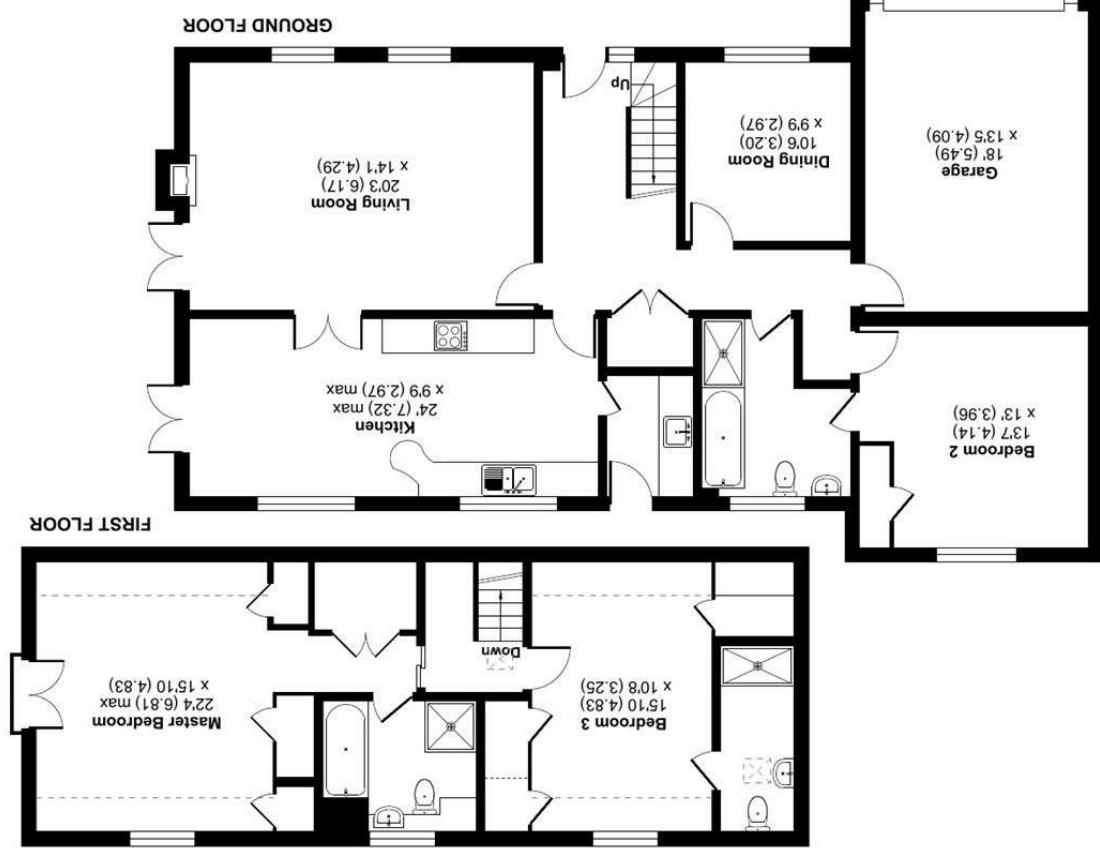


# Orchard End, 7A Bayntun Close, Bromham, Chippenham

Approximate Area = 1989 sq ft / 185 sq m (includes garage)  
 Limited Use Area(s) = 117 sq ft / 11 sq m  
 Total = 2106 sq ft / 196 sq m

For identification only - Not to scale

Denotes restricted head height



**Certified Property Measurer**  
 RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ncb.com 2022.  
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