



📍 42 New Road, Bromham, Wiltshire, SN15 2JB

🏠 Guide Price £537,500

A surprisingly spacious 5 bedroom extended family home with an equally good sized private garden adjoining open countryside, ample parking and a double garage.

- Extended Family Home Over 2130 sqft
- 5 Bedrooms
- Vaulted Principal Bedroom
- Stunning En Suite + Bathroom & Wet Room
- 2 Reception Rooms
- 20ft Conservatory
- Double Garage + Ample Parking
- Wonderful Rural Views Front & Rear
- Popular Village With Amenities
- No Onward Chain

🏡 Freehold

📊 EPC Rating D



A creatively extended family home with over 2130 sqft of accommodation including a stunning vaulted main bedroom suite, with enviable countryside views to both the front and rear.

Offered with no onward chain, this spacious home boasts 5 bedrooms complemented by 2 receptions rooms and a sizeable conservatory. The front sitting room has a log burning stove and glass panelled double doors into a separate dining room. The 20ft conservatory has doors to the garden and into the attached double garage. There is a 21ft modern fitted kitchen with a central island/breakfast bar, a 5 ring gas hob and 'Neff' extractor hood, a double oven and integral dish washer. Set off the kitchen and parquet floored entrance hall is a utility room. A useful wet room has been created downstairs which just requires prospective buyers to complete the tiling to their own tastes. There are two separate staircases to the first floor which means the 4th bedroom is useable and not a 'through' room. Of the 5 bedrooms in total, 4 are good doubles, 3 have fitted wardrobes and the 5th bedroom could be an ideal study. There is an en suite bathroom to bedroom 2. The impressive vaulted principal bedroom has a superb arched window, bespoke wardrobes with lights and oak doors and a 'boutique hotel' style en suite with a separate shower and bath with American black walnut top, slate effect floor tiles and recessed mood lights.

Outside, there is a front lawn, parking for up to 6 cars the double garage which has light, power and an electric door (also scope for conversion to additional accommodation- subject to the relevant building regs approval). The west facing rear garden enjoys an excellent amount of privacy and backs on to open fields. A block paved patio sun terrace is set under a pergola, there is a lawn, 2 sheds and established shrubs.

Situation

The property is set in a wonderful rural position with lovely countryside views to the front and rear. Bromham is a popular village with a thriving community. Local facilities include a primary school, public house, curry house, a butchers (with a small integral shop) and a beautiful 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 thirty mile radius.

Property Information

Services: Mains gas fired central heating, mains water, electricity and drainage are all connected. Under floor heating (wet system) to wet room.

Council Tax Band: E

Agents Note: The ground floor wet room is incomplete- it has been tidied and all intended works completed. It is now ready for individuals to finish the tiling themselves. The basin and toilet are fully functioning.



New Road, Bromham, Chippenham, SN15

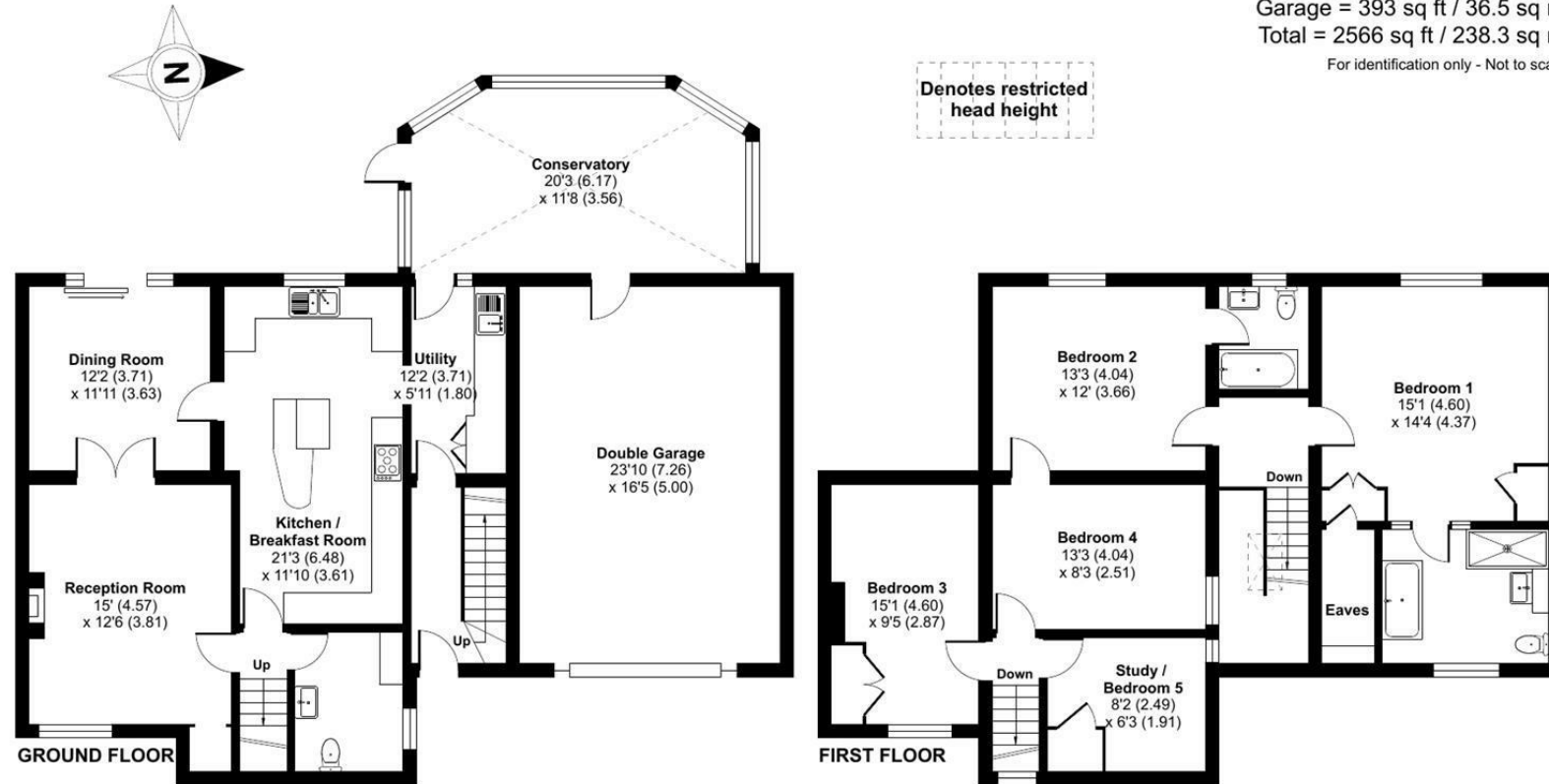
Approximate Area = 2131 sq ft / 197.9 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage = 393 sq ft / 36.5 sq m

Total = 2566 sq ft / 238.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Strakers. REF: 1097899

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