



📍 The Cross, 85 Westbrook, Bromham, Wiltshire, SN15 2EE

🏠 Guide Price £795,000

A handsome Grade II Listed family home set in mature gardens of 0.25 acre with an annexe, various garaging and countryside views to the rear.

- Charming Detached Period Home
- Rural Setting With Far Reaching Views
- 4 Bedrooms
- 2 Receptions
- Stylish 25ft Refitted Kitchen
- Separate 1 Bedroom Annexe
- 0.25 Acre
- Double Carport, Garaging & Workshop
- Countryside Views To Rear

🏡 Freehold

📊 EPC Rating F



An enchanting Grade II Listed family home dating back in part to 1497, set in generous gardens of 1/4 an acre, with a detached 1 bedroom annexe, ample parking and garaging plus far reaching countryside views.

Located in the popular hamlet of Westbrook near Bromham, this beautiful and unique cottage is packed with period charm and features including exposed ceiling beams, wall timbering and Inglenook fireplaces. Internally there is a stylish refitted galley kitchen with granite worktops and breakfast bar from 'Bines.' The kitchen is well equipped with an electric 'Rangemaster' oven with 5 ring induction hob, an integrated dish washer and a pull out pantry cupboard, set off the kitchen is a useful utility room and refitted downstairs cloakroom. There are 2 lovely reception rooms with impressive Inglenook fireplaces. The dining room has solid oak flooring, stable door and fitted bookshelves. The sitting room has the original wooden front door safely preserved behind glass panelling. On the 1st floor, the principal bedroom has views across the fields, exposed wooden floorboard, a built in wardrobe and a door into it's own contemporary en suite (again taking it those far reaching views). The 2nd bedroom is also dual aspect with polished floorboards and is actually long enough to split into 2 bedrooms if so preferred. A modern family bathroom completes the 1st floor layout. On the 2nd floor there are 2 more double bedrooms.

Outside, double gates open on to a driveway providing ample parking. There is a double carport plus an extra stone built garage and workshop with an electric roller door, light and power. Another barn A detached barn has been converted into a cosy one bedroom annexe with flagstone flooring, an open plan kitchen/living area with steps up to a bedroom area at one end and a mezzanine storage area above the kitchen. There is also a wet room with travertine tiling. An extra detached stone barn makes a great office. Mature lawned gardens surround the home.

#### **Situation**

The property is situated in the hamlet of Westbrook that lies on the edge of the thriving village of Bromham; a village between the market towns of Devizes, Chippenham and Melksham. The larger centres of Bath and Swindon all within easy motoring distance. Good road communications provide easy access to the M4 for London and the West Country with main line rail services available from Chippenham (Paddington about 75 mins). There is an excellent choice of both state and private schooling in the region and those with an interest in country and leisure pursuits are well catered for in the area.

Local amenities in Bromham itself include a butcher/village store, a farm shop, a primary school, a church and a noted inn.

#### **Property Information**

Council Tax: Band F

Services: Mains water and electricity are connected. Oil fired central heating to main house, electric heating to annexe.

Private drainage via septic tank- we believe this system will not comply with the current regulations.

Agents Note: The track is owned by a local farmer but No. 85 has vehicular access across it to gain entry to the property.

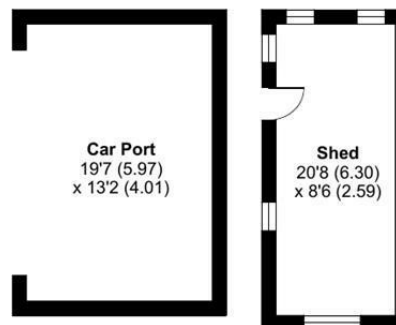
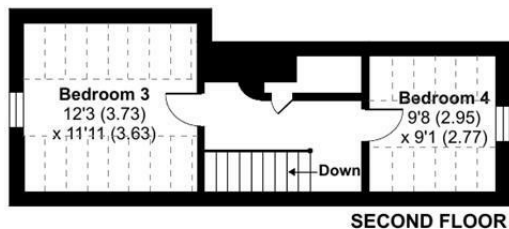
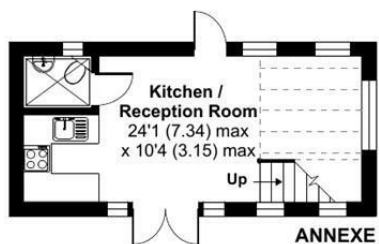
There is a handy footpath up the track and across the fields that goes all the way to Spye Park and Lacock providing wonderful walks.



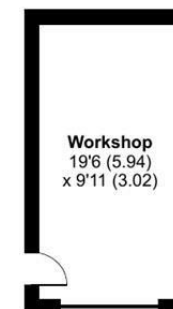
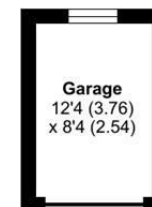
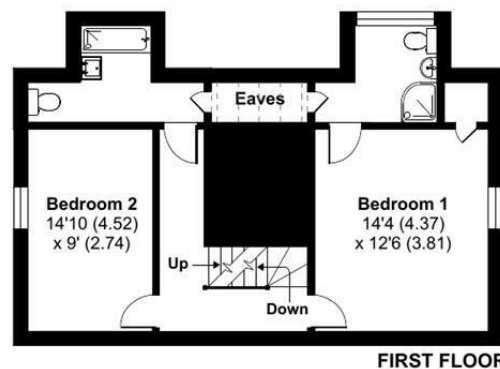
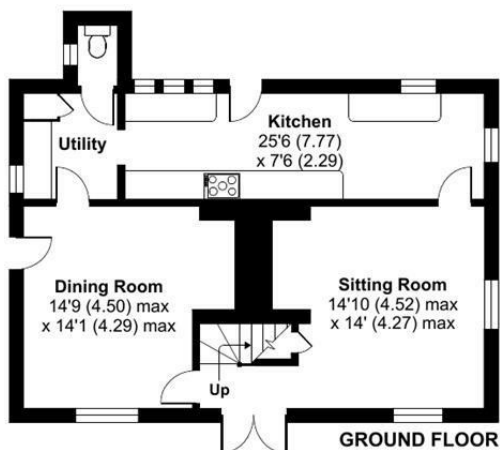
# Westbrook, Bromham, Chippenham, SN15

Approximate Area = 1534 sq ft / 142.5 sq m  
 Limited Use Area(s) = 276 sq ft / 25.6 sq m  
 Garage = 102 sq ft / 9.5 sq m  
 Outbuilding(s) = 371 sq ft / 34.5 sq m  
 Annexe = 194 sq ft / 18 sq m  
 Total = 2477 sq ft / 230.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1131448

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