



📍 9 Hunts Mead, Bromham, Wiltshire, SN15 2JP

🏠 Guide Price £475,000

A wonderfully spacious family home backing onto woodland, presented in immaculate order with 4 good sized bedrooms and an extended living space.

- Detached Village Home
- Backing On To Woodland
- Beautifully Presented & Stylish Interior
- 4 Good Sized Bedrooms
- Delightful Refitted Kitchen
- Excellent Reception Space
- Flexible Bedroom 5 / Family Room
- Off Road Parking & Workshop
- Sought After Village With Amenities

🏡 Freehold

🏠 EPC Rating C



A well presented detached family home enjoying a delightful outlook to the rear. Located in an established cul de sac within this very active village, this spacious extended property (over 1400sqft) is a must view!

Internally, the hallway with a modern downstairs cloakroom leads off to a light and airy sitting room with a feature fireplace with a 'Minster' style Bath stone fire surround. There is a generously sized dining room that leads through to a conservatory with pleasant views over the garden and woods, and a further door into what was previously the garage but has recently been converted into an excellent family room / possible 5th double bedroom. The owners have also created a wonderful new kitchen with oak worktops, a range of integrated appliances and a fitted breakfast bar.

On the first floor, there are four bedrooms (the two largest featuring fitted wardrobes and the other two taking in great views over the garden and beyond), complemented by a modern family bathroom with a bath and separate shower. Further benefits include mains gas fired heating and UPVC double glazing. Outside, there is parking for several cars as well as a useful workshop with double doors, light and power. The private rear garden includes an extended patio sun terrace with steps down to a lawn, planted borders and mature shrubs/trees. The owners have not added a rear fence to the garden, because the owner of the woods has allowed current and previous owners to keep it all open giving the feeling of extra space. From the house there are beautiful countryside walks right on the doorstep, and the numerous amenities of the village are also just a short stroll away.

Situation

Bromham is a popular village with a thriving community and there are a range of pursuits available within the village from countryside walks to visiting historic battlefields such as the imposing Roundway Hill where the Battle of Roundway was fought between the Roundheads and the Cavaliers. Local facilities include an excellent Church of England primary school and a pre-school, an excellent public house, a curry house, a butchers, a sports playing field and a church. This house will be perfect for families and downsizers who wish to make the most of a busy village. The various amenities of the village are all right on the doorstep.

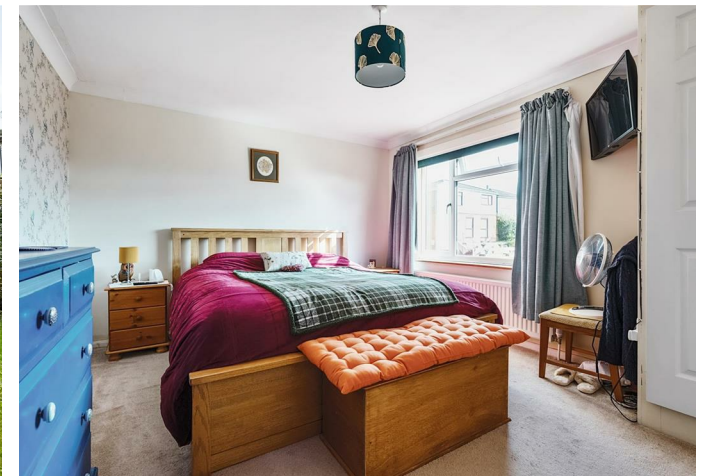
Property Information

Council Tax: Band D

Services: Mains gas, water, electricity & drainage are all connected. New boiler installed in 2021 and new windows 2022

Garage converted in 2024.

Broadband speed 62.14 Mbps



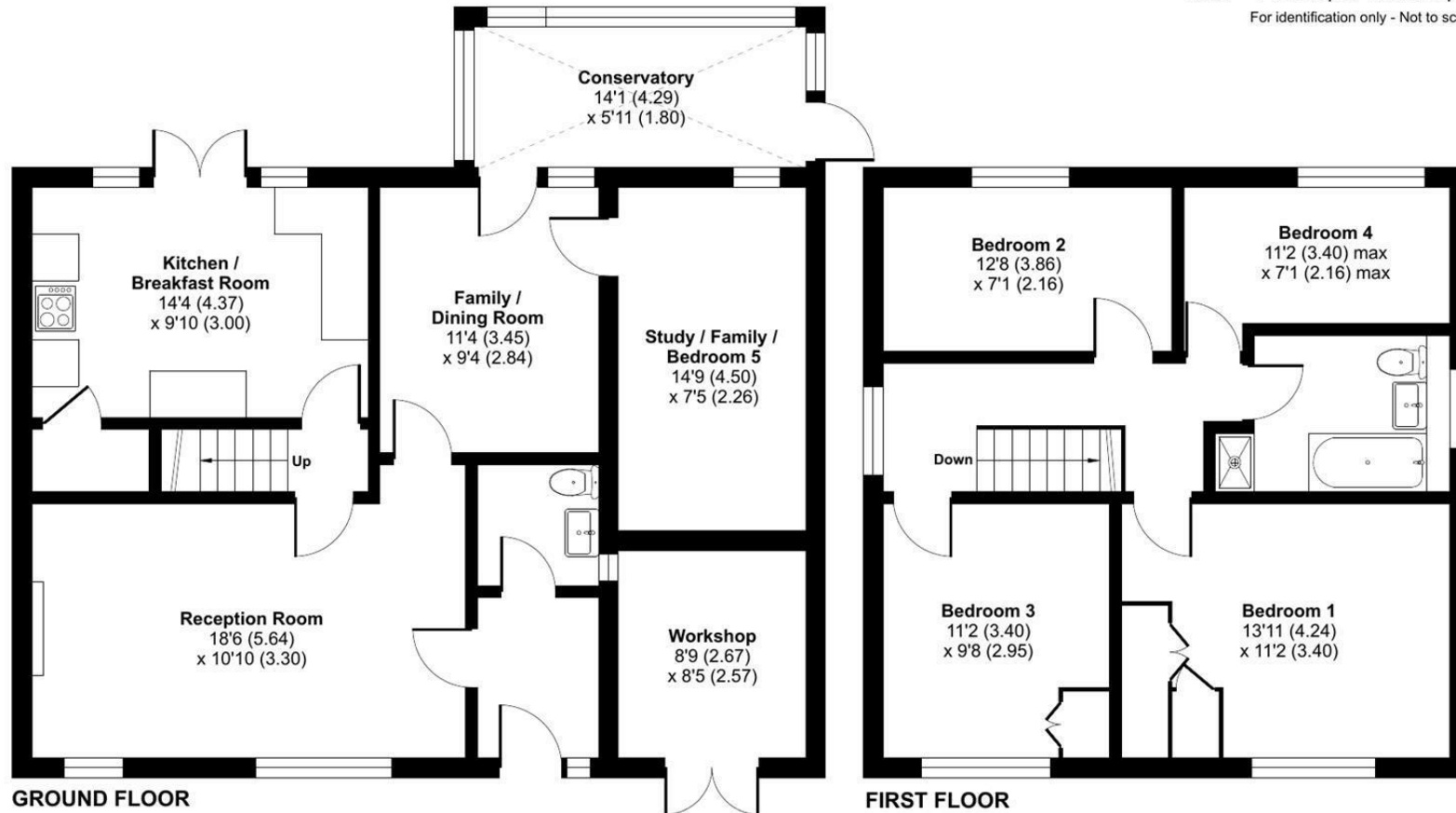
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Approximate Area = 1402 sq ft / 130.2 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 1473 sq ft / 136.7 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). © nichecom 2024. Produced for Strakers. REF: 1187561

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