



📍 35 Greystones, Bromham, Wiltshire, SN15 2JT

🏠 Guide Price £499,950

An immaculately presented four bedroom detached home set on the edge of a quiet cul de sac within the ever popular village of Bromham.

- Four Bedrooms
- Detached Family Home
- Tardis Like Proportions Internally
- Quiet Position
- Enormously Popular Village
- P.P Granted For Single Storey Extension & Garage Conversion
- Bright and Airy House
- Walking Distance to Village Pub
- Updated Electric Heating System

🏡 Freehold

🏠 EPC Rating D



Believed to have been built in the early 1980s and located in a small and established cul de sac close to the centre of this thriving village, is this beautifully presented four bedroom detached family home.

Extended in 2011 by the previous owners, this light and airy home is so much bigger than it may first appear. With its flexible layout, the property is a perfect home for a family looking for a semi rural position but still close to amenities. A recently added benefit is the planning consent that has been granted for a single storey extension plus a garage conversion to ancillary living accommodation- giving it potential to be utilised as a multi generational home. In addition to this, the current owners had an entirely new electric heating system installed in April 2022 which runs from a main control, as well as a new fuse board installed in September 2021. Electric car charging point to outside front wall. Walking in through the front door and into an entrance hall with travertine flooring from 'Artisans,' there is a dual aspect open plan sitting / dining room with a Bath Stone fireplace with electric fire and large picture window. There is an impressive vaulted family room/garden room with oak beams and doors to the garage and garden. In addition there is a delightful modern kitchen with solid wooden worktops, well equipped with an integrated cooker, hob and Belfast sink, and with a continuation of the travertine flooring from 'Artisans.' A cloakroom and utility room complete the ground floor. On the first floor there are four bedrooms and a separate stylishly refitted family bathroom.

Outside, a gravelled driveway provides off road parking for 2 cars and there is an integral double garage with light and power. The private fully enclosed rear garden features well established borders with an array of plants and shrubs, a lawn and patio sun terrace.

#### **Situation**

The property occupies a pleasant position right in the heart of this popular thriving village with wonderful views over St Nicholas Church to the front. Local facilities include a primary school, public house (The Greyhound), a butchers (which also sells milk and other daily supplies), post office and a church. There is a thriving Thursday/Friday morning coffee shop in the village clubhouse, and numerous village clubs too. 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**

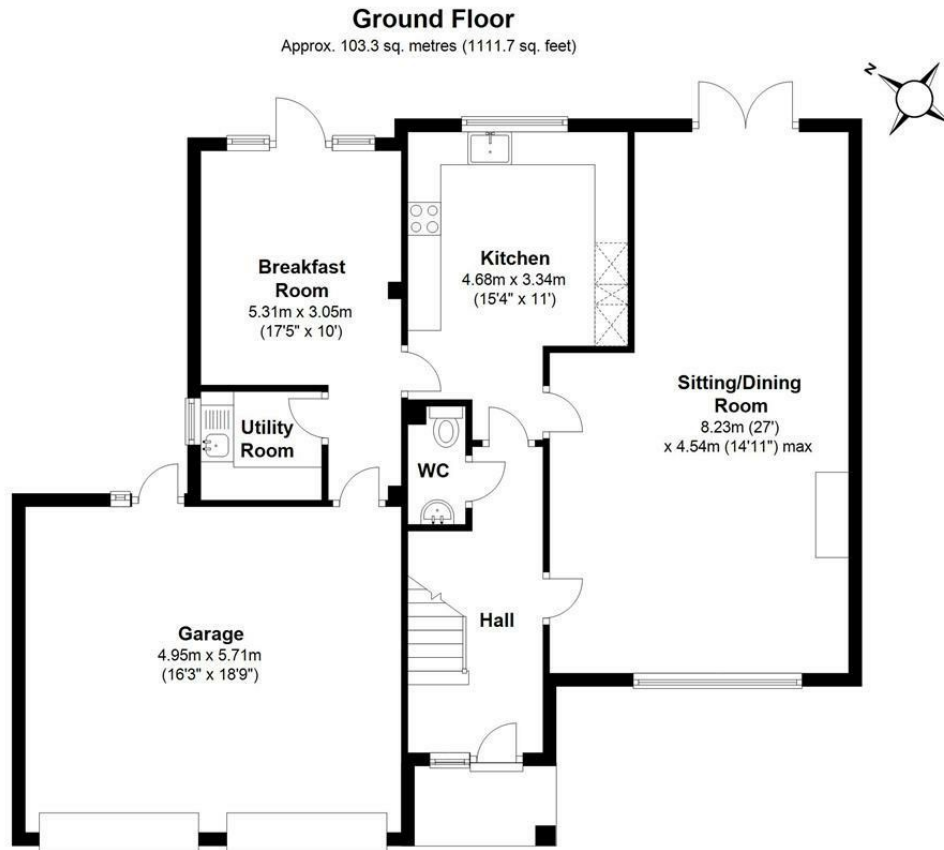
Council Tax Band: F

EPC: D (please note the epc was produced before the new electric heating system was installed)

Services: Mains water, electricity and drainage are connected. Modern Electric Heating.

Planning Consent: PL/2024/06122= Planning consent has been granted for a single storey extension with associated internal alterations and change of use of integral garage to additional ancillary living accommodation.





Total area: approx. 158.2 sq. metres (1703.0 sq. feet)

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