



📍 Barncroft Bremhill, Calne, SN11 9LH

🏠 £795,000

Rare to the market! Barncroft is an individual, extended, four bedroom, two reception, three bathroom, detached bungalow, with double garage and workshop, occupying a wonderful circa 0.8 acre plot, with a further circa 2.2 acre paddock with outbuildings behind, and a circa 2 acre area of woodland to the front. No Onward Chain.

- Rare to Market
- Individual, Detached Bungalow
- Beautiful Circa 0.8 Acre Plot
- Further Circa 2.2 Acre Paddock, with Outbuildings
- Circa 2 Acre Area of Woodland to Front
- Four Double Bedrooms & Two Reception Rooms
- Three Bath / Shower Rooms
- Double Garage, Workshop & Greenhouse
- In Need of Modernisation
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



Rare to the Market! Occupying a circa 0.8 acre plot, Barncroft is an individual, extended, four bedroom detached bungalow, offering spacious and flexible accommodation, with potential for further improvement. One of the stand out features, is the further circa 2.2 acre paddock directly behind the bungalow, and a circa 2 acre area of woodland to the front, protecting the potentially panoramic south-facing views across the valley towards Bowood Estate. Offered with No Onward Chain.

The internal accommodation is arranged over a single level, and briefly comprises; entrance porch, entrance hall, bay-fronted dual-aspect sitting room / diner, secondary dual-aspect sitting room, kitchen / breakfast room, utility room, four double bedrooms all of which benefit from fitted wardrobes, and two of which benefit from en-suites. One of the en-suites is in a jack-and-jill style off of the main hall, with a further family shower room, completing the internal accommodation.

Externally, the property offers an exceptional level of privacy, provided by the circa 0.8acre plot it sits within. There are wrap-around gardens to all sides, which are well stocked with various flowers, shrubs, bushes and trees. The elevated position of the plot, provides far reaching scenic views over the countryside to the front. There is a double garage, workshop and shed, alongside a large driveway for numerous vehicles. Adjoining to the rear boundary is the aforementioned circa 2.2 acre paddock, with which houses two outbuildings to the rear.

Situation

Bremhill is a highly sought after, picturesque Wiltshire village in an elevated position between the market towns of Chippenham and Calne. The property lies within walking distance of the village Conservation Area and there is a church, public house and an active village hall. There are good road links close by providing easy access to neighbouring market towns including Marlborough and the city of Bath; and via the M4 motorway (J.16 and 17) London, Bristol and the West Country. Mainline rail services are available from Chippenham - Paddington about 75 minutes. There is a good choice of state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.

Property Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Mains water, electricity

Septic Tank

Oil Fired Central Heating

Oil fired central heating.



Bremhill, Calne, SN11

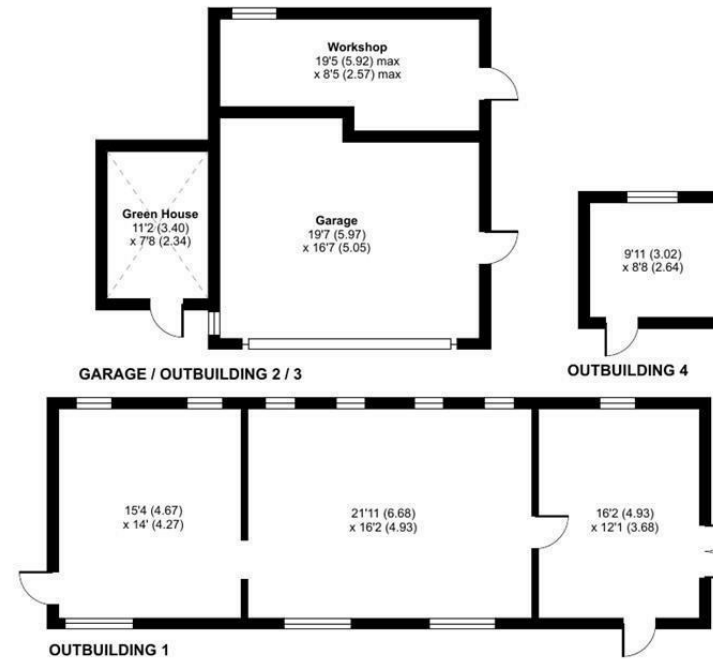
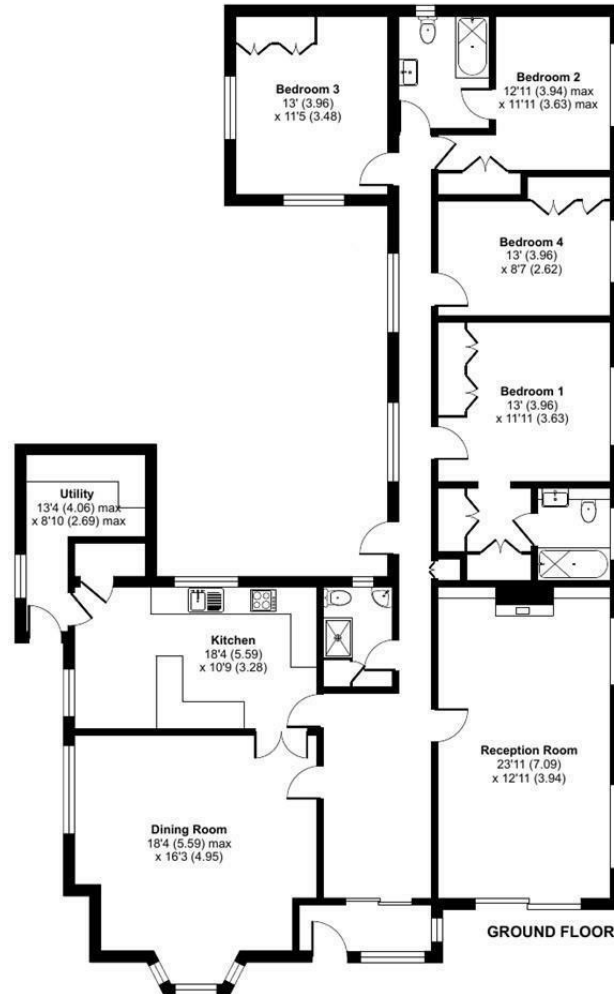
Approximate Area = 2022 sq ft / 187.8 sq m

Garage = 309 sq ft / 28.7 sq m

Outbuildings = 1090 sq ft / 101.2 sq m

Total = 3421 sq ft / 317.7 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). © nitchecom 2024. Produced for Strakers. REF: 1159509

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