



📍 2, Elm Cottage Brinkworth, Wiltshire, SN15 5DA

🏠 Guide Price £485,000

Set amid gardens and grounds extending to 1/2 acre, a three bedroom semi detached family home located in a semi rural setting backing onto farmland.

- Semi Detached Family Home
- Gardens and Grounds Of 0.5 Acre
- Three Bedrooms
- Kitchen/Dining Room Plus Utility/Boot Room
- Sitting Room With Log Burner
- Large Driveway + Ample Parking
- 23'8 Useful Detached Workshop
- Semi Rural Setting Backing Onto Farmland
- Scope For Extension STPP
- No Onward Chain

🏠 Freehold

🏠 EPC Rating E



****SEMI DETACHED FAMILY HOME**GARDENS AND GROUNDS OF 1/2 ACRE**AMPLE PARKING**LARGE DETACHED WORKSHOP**SCOPE FOR EXTENSION STPP****

A rare opportunity to purchase a three bedroom semi detached family home located in a semi rural setting backing onto farmland. The property sits amid magnificent south facing gardens and grounds which are a particular feature, extending to 1/2 acre, enjoying a high degree of privacy. The well presented interior is arranged over two floors comprising a double aspect sitting room with wood burning stove, a spacious kitchen/dining room with built-in oven and hob and a useful utility/boot room and W.C. There are three bedrooms and a bathroom with over bath shower on the first floor. Externally the established gardens extend to the rear and side being predominantly laid to lawn and stocked with a variety of mature trees and hedging. A gravel driveway to the front provides ample parking and turning space with a useful 23'8 X 11'9 workshop with power and light. Planning permission was granted in January 2011, which has now lapsed, for a two storey extension.

SITUATION

The property occupies a pleasant position on the edge of Brinkworth with stunning far reaching views from the rear. Local facilities include an 18 hole golf club, primary school, nursery, church and The Three Crowns Public House famous for its good food. Brinkworth lies four miles east of the historic market town of Malmesbury, which is reputed to be the oldest borough in the county. This thriving, pretty market town offers a wealth of buildings of architectural interest including an ancient abbey, whilst also boasting a wide range of shops including a Waitrose, award winning schools and leisure facilities. Early tributaries of the River Avon pass around the town, with beautiful countryside close at hand. There are regular public transport services and good road access to the larger towns of Royal Wootton Bassett, Cirencester, Chippenham, Swindon, Bath and Bristol, whilst junction 16 of the M4 is only five miles east. Trains from Chippenham, Swindon and Kemble link with London Paddington within approximately 1 hour.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band D

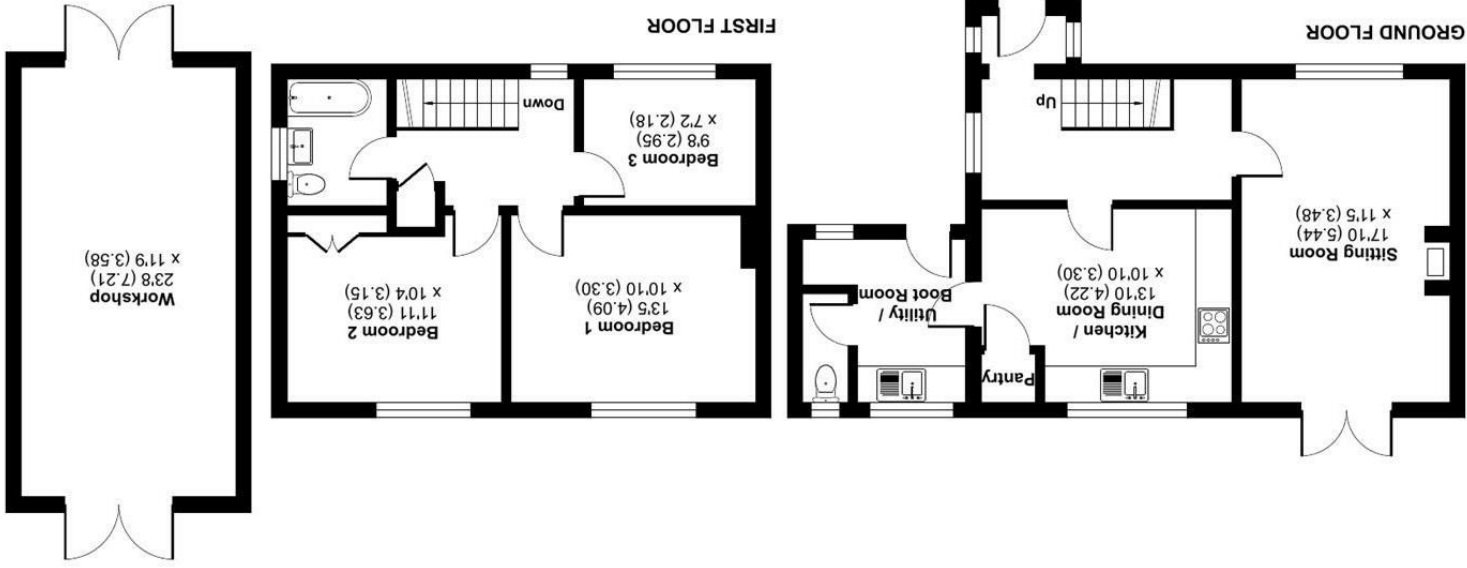
Mains electric & water, LPG gas, private drainage.
Internet via Gigaclear

EPC Rating: E



2 Elm Cottage Brinkworth, Chippenham, SN15

Approximate Area = 1027 sq ft / 95.4 sq m
Workshop = 280 sq ft / 26 sq m
Total = 1307 sq ft / 121.4 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024.
Produced for Strakers. REF: 1183137

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.