



JAMES PYLE^{Co.}

Downside, Stoppers Hill, Brinkworth, Wiltshire, SN15 5AW

Semi-detached home

Deceptively spacious

3/4 bedrooms

Bathroom and shower room

2/3 reception rooms

Refitted kitchen and bathroom

Generous private parking and garage

Beautiful west-facing garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £375,000

Approximately 1,273 sq ft

‘Featuring a generous amount of private parking, a garage and a beautiful westerly garden at the rear’

The Property

Downside is a deceptively spacious semi-detached home located in the popular Stoppers Hill area of the village of Brinkworth. Formerly a single storey dwelling, the property now offers well-proportioned accommodation arranged over two floors with a beautiful good-sized garden at the rear and ample parking at the front. The property has had various recent upgrades including a brand new LPG tank, new carpets and a new fibre glass flat roof which has the remainder of a 15 year guarantee.

Internally, the well-presented accommodation extends in all to 1,273 sq.ft. The ground floor layout includes an entrance hall, two reception rooms which open to one another through double doors, a conservatory, modern fitted kitchen, principal bathroom and an office/downstairs bedroom. The living room features a multi-fuel burner whilst both the kitchen and bathroom have been recently

updated with the kitchen benefitting from integrated appliances. Upstairs, there are three bedrooms all with built-in storage and a shower room.

Downside offers a great amount of private parking for numerous vehicles over a driveway at the side which in addition leads to a detached garage. The garage has power, lighting and eaves storage above. The garden is a lovely space to enjoy having been beautifully landscaped and with a west-facing aspect. There are various seating areas including two raised timber deck terraces, a good-sized lawn and well-established colourful shrub borders.

Situation

Brinkworth is reputed to be the 'longest village in England' and is located between Malmesbury and Royal Wootton Bassett. The village has an excellent primary school and public house as well as parish church and an



active village hall which in addition to hosting events also provides a post office counter once a week. The Three Crowns Pub has recently gone under new ownership by a very well-regarded local company serving great food while also hosting coffee mornings. A village market happens every two weeks, plus there is a farm shop and the local dairy delivers milk on a weekly basis along with its cheese, cream and other produce it sells. A strong community spirit provides many village events activities throughout the year including fetes on the recreational field. The village is surrounded by beautiful countryside with ample walking routes to explore, meanwhile the Cotswold Water Park is only a 15 minute drive away. Malmesbury and Royal Wootton Bassett provide a wide range of facilities, schools including Malmesbury secondary school which is Ofsted rated Outstanding.

Junction 16 of the M4 is very convenient being only 6 miles away whilst there is easy commuter access to Bath, Bristol, Swindon

and Cirencester. There are regular mainline services from Swindon, Kemble and Chippenham to London Paddington taking just over 60 minutes.

Tenure & Services

We understand the property is Freehold with LPG central heating, mains drainage, water and electricity. A brand new gas tank has been newly upgraded and installed. Wiltshire Council Tax Band D.

Directions

From Malmesbury head east on the B4042 towards Royal Wootton Bassett for some 6 miles. Proceed into and on through the village of Brinkworth and after the 'S' Bends take the second left into Stoppers Hill. The property is the second one on the left hand side. Sat nav postcode SN15 5AW





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

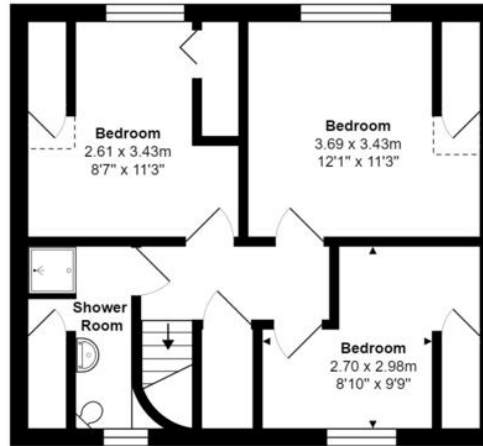


Total Area: 118.3 m² ... 1273 ft² (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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