



**Property**  
Address

**birkmyre**  
property consultants

## A well presented detached family house with four bedrooms in this popular and thriving village

\*Easy walk to centre of the village with pub, butcher church and shop??? \*Rural views towards farmland \*Well maintained light and bright flexible accommodation \* Garage, front and rear gardens

### Location

The property lies at the edge of this popular village in a quiet cul de sac and is close to fields and countryside. Bromham has a thriving community and local facilities include, three public houses, a butchers, village shop, post office and church. The village lies between the market towns of Devizes four miles away, Chippenham, Calne and Melksham, with the world heritage city of Bath and its excellent cultural and shopping facilities about 15 miles to the West.

Motorway access to the M4 is at Chippenham's junction 17, J16 and J14 and mainline rail services can also be found from Chippenham to London (Paddington), Swindon and Pewsey.

There is a primary school in the village with secondary schooling at Devizes, Chippenham or West Lavington as well as independent schools in the area including Stonar, Dauntsey's, St Mary's and St Margarets in Calne and Marlborough College.

### Description

This family property was originally built in the 1970s and has been well maintained and modernised. The light and bright space offers flexible accommodation. Of particular note is the sunny sitting room and terrace as well as the open plan kitchen dining room. The property is double glazed and has gas fired central heating.

The front door leads into the **Entrance Hall** with to one side the **Utility Room** with Karndean flooring floor units with space for a drier and washing machine and a Logic Heat gas boiler. The open plan **Kitchen/Dining Room** has Karndean wood effect flooring a range of floor and wall units with granite worksurfaces and incorporating a 1 ½ bowl stainless steel sink, a Double Miele oven, a 4-ring gas hob, built in fridge freezer and space for another fridge freezer. The dining area stretches off the kitchen with plenty of space for a long table ideal for entertaining and an understairs storage cupboard. A door leads through to the bright and sunny **Sitting Room** which is carpeted with two French windows to the terrace and a log burner set in a

corner. There is an inner hall from the back door off which is a **Shower room** with hand basin and wc, and a **Study/Bedroom** five.

Upstairs the bedrooms lie off the carpeted landing with access to the loft and an airing cupboard with hot water tank. The **main Bedroom** is carpeted and has two built in wardrobes. There are then **two Double Bedrooms** and a **Single Bedroom** and the **Family Bathroom** with bath, electric shower, wc and hand basin.

### Outside

The property is approached via a tarmacked drive to the **Single Garage** and gate into the lawned garden with raised herb beds and a seating area. **To one side is an electric sub station??** There is a useful lean to down the side of the building allowing for workshop/storage. To the rear is a tiered and well planted garden with a gently rising path to the back door and the terrace which is bordered by close board fencing and acting as a sun trap.

### Tenure

Freehold

### Epc

D67

### Services

Mains electricity, gas, water, and drainage. Gas fired central heating. Broadband Fibre to cabinet, download 76 Mbps and upload 15 Mbps (Source Openreach broadband fibre checker)

### Council Tax

Band E

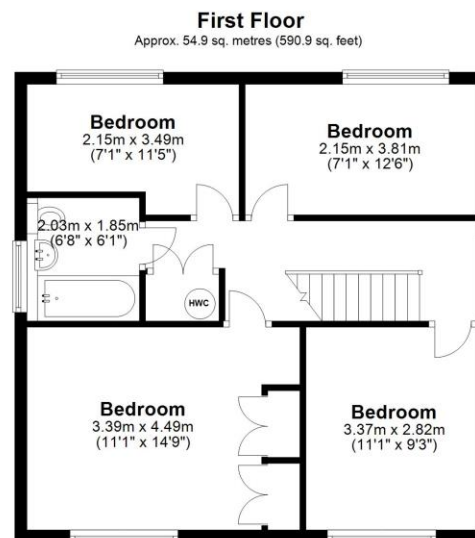
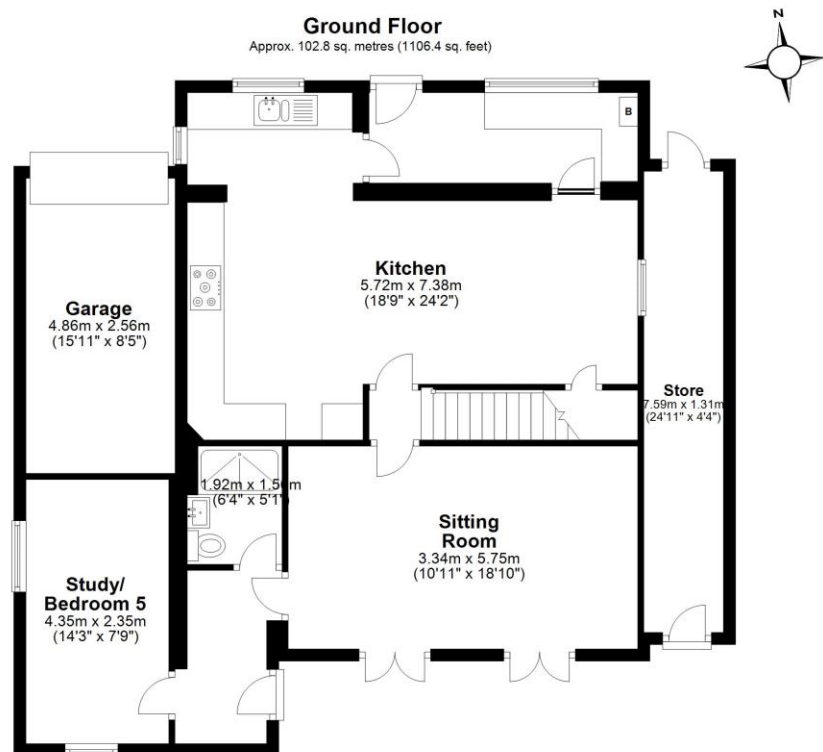
### Local Authority

Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

### Directions

<https://what3words.com/eternally.lightly.drifter>





Total area: approx. 157.7 sq. metres (1697.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misplacement. These plans are for representation purposes only, as defined by RICS code of measuring practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced using PlanUp.

**21 Hunts Mead (2023)**





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