



**Horsepool, Bromham**  
**£264,000**





## Horsepool, Bromham, Chippenham

### £264,000

**NO CHAIN.** A wonderful, unique opportunity in the charming village of Bromham, this two-bedroom property features a generous front garden and potential for extension and improvement (subject to the required permissions). With open farmland to both the front and rear, the home enjoys sweeping countryside views.

Located on a quiet lane, the house is reached via a private access road, offering ample parking to the side. Inside, the ground floor provides plenty of living space, including a living room, dining room, garden room with patio doors to the rear garden, kitchen and a guest WC. The first floor hosts two bedrooms, both with fantastic open views, along with a shower room and two storage cupboards.

The outside space includes a substantial front garden, while the rear garden is enclosed and easy to maintain. Though some modernisation would enhance the property, it has been lovingly maintained by its current owner and is ready for someone to make it their own.





## Bromham

A thriving village community with the benefit of a range of local amenities, including a primary school, a traditional pub (The Greyhound), a butcher's shop offering everyday provisions, a post office and a parish church. There is also a brand new Community Hub with cafe Weds to Sat, licensed bar Thurs to Sat and a mobile PO Mon & Weds. Nearby Devizes provides extensive shopping, leisure facilities, cultural venues, and the Kennet & Avon Canal for recreation. Larger centres such as Bath, Chippenham, Salisbury, Swindon, and Marlborough are all within 30 miles.

## The Home

Accessed via a private lane, with open farmland to both the front and rear.

## Inner porch and Entrance Hall

The small inner porch leads through to the entrance hall, and stairs rise in front of you to the first-floor accommodation. Quarry tile floor.

## Living Dining Room

19'9" x 11'1"

The living room is dual-aspect, offering open green views over the front and side gardens and the fields beyond. It provides ample space for multiple sofas and additional furniture. The room opens onto the dining area, which can easily accommodate a dining table and chairs. From the dining area, a door leads directly to the kitchen.

## Kitchen

6'11" x 8'1"

The well-proportioned kitchen is conveniently located next to the dining room and is fitted with wall and floor cabinets with space for appliances.

## Garden Room

9'8" x 7'6"

At the rear of the home, this room features patio doors opening onto the garden. Previously used as a downstairs bedroom and conveniently located next to the guest water closet, it offers an ideal space to create a cozy extra reception room.

## Downstairs Cloakroom

Water closet and wash basin.

## First Floor Landing

A balustrade staircase leads to the first floor landing where there are two good-sized cupboards, a shower room and two bedrooms.

## Shower Room

8'6" x 5'6"

Comprising a corner shower cubicle with electric shower, pedestal wash basin, and water closet.

## Bedroom One

12'11" x 7'7"

Dual aspect with a window to the front and side. Built-in mirror-fronted wardrobes and a dressing table.

## Bedroom Two

6'5" x 8'2"

Ideal as a single bedroom, home office or dressing room. A window opens to the front of the home.

## Front & Side Garden

A large front garden that wraps around the plot. The front features a path leading to the front door, enclosed with a hedge.

## Rear Garden

The rear garden is fully enclosed, laid to patio for easy maintenance. Gated access.

## Parking

Parking available off-road for multiple vehicles.

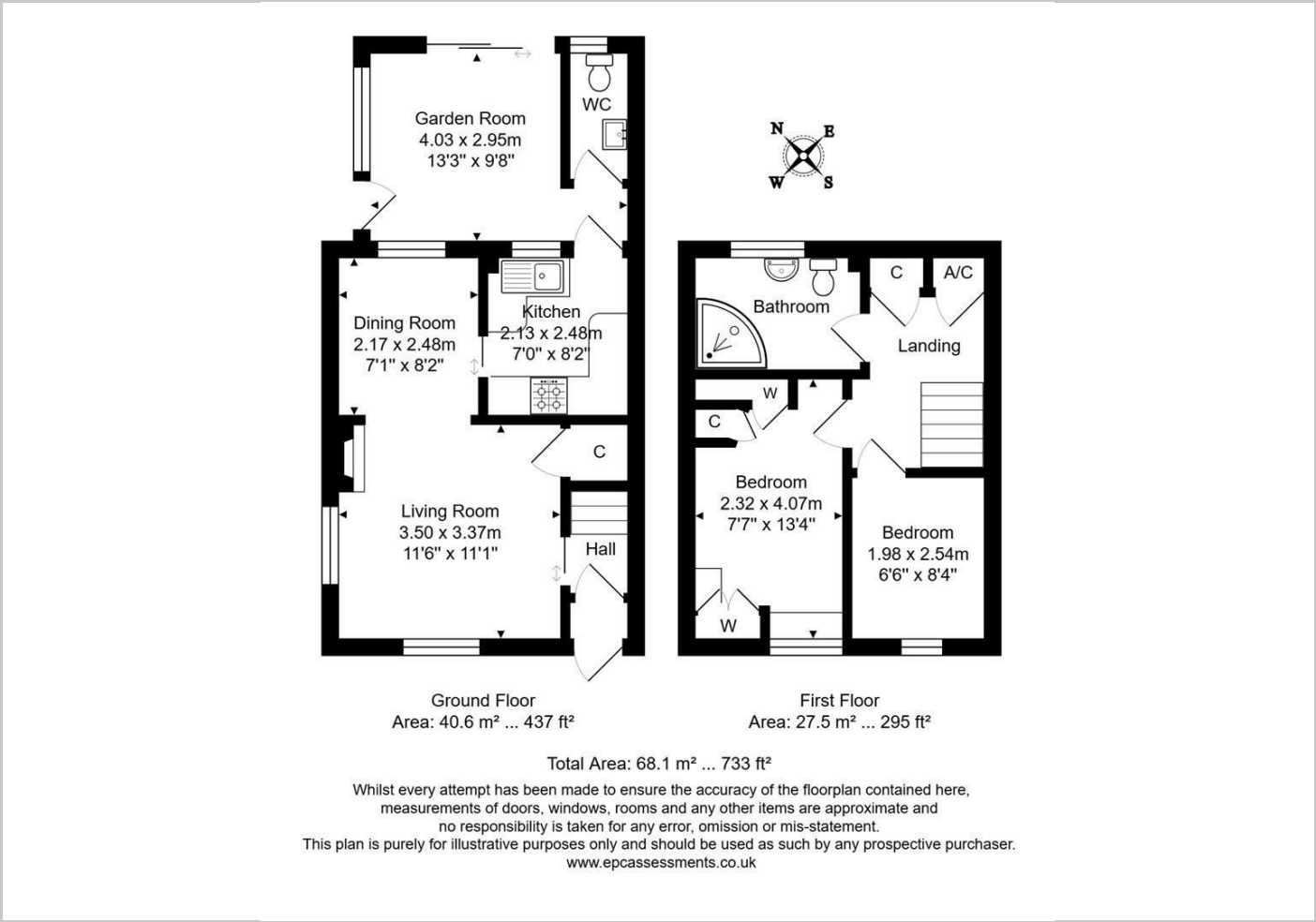
## Services

Council Tax - Band C

We have been advised that the home is connected to mains electricity, gas, and water/drainage.



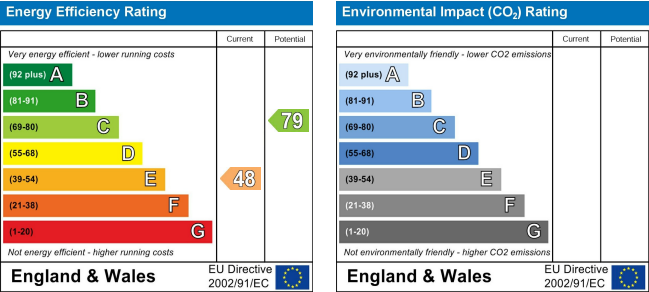
Floor Plans



Area Map



Energy Performance Graph



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