



📍 8 The Leaze, Bromham, Wiltshire, SN15 2EY

🏠 £310,000

A genuinely charming two bedroom cottage in a private location with driveway, gardens and partial views from upstairs

- Two-bedrooms
- Mid terraced period cottage
- Driveway parking for two cars
- South facing garden
- Lovely condition throughout
- Gas central heating in 2015
- Convenient for primary school
- Popular village location
- Walking distance to pub
- Surrounding countryside walks

🏡 Freehold

🏠 EPC Rating D



A charming and characterful two-bedroom mid-terraced period cottage, believed to date back to circa 1870, quietly tucked away in the heart of the ever-popular village of Bromham. The property enjoys a semi-rural feel while remaining within easy walking distance of the village primary school, local pub and well-regarded butcher, making it an ideal blend of convenience and peace.

The accommodation is both welcoming and full of period charm. The main sitting room is a particularly attractive space, featuring a striking inglenook fireplace with wood-burning stove and a light, airy feel. From here, the room opens into a south-facing conservatory to the front of the cottage, providing a delightful additional reception space, ideal for relaxing during the warmer months. To the opposite side of the entrance, the dining room is currently used as a study and features its own fireplace, with a pleasant outlook over the front garden.

To the rear of the cottage, the kitchen has a traditional, cottage-style feel with a range of units, plumbing for white goods and a window overlooking the rear. Just off the kitchen is a ground floor shower room, installed in 2020. A door leads out to the rear, where there is shared access and a useful brick-built outbuilding with shelving and plumbing for appliances.

Upstairs, the principal bedroom is an exceptionally generous, dual-aspect double with built-in storage and lovely outlook. There is a further single bedroom and a separate upstairs W/C with wash basin.

Outside, the beautifully established south-facing front garden is a real feature, laid mainly to lawn and complemented by an abundance of shrubs, flower beds, small trees, a garden path and a patio area ideal for outdoor seating. To the front of the property there is driveway parking for two vehicles.

Overall, a delightful period cottage in lovely condition, offering character, privacy and a sought-after village setting. Early viewing is highly recommended.

Situation

The property occupies a pleasant position in the heart of this popular thriving village. Local facilities include a primary school, public house, a butchers, post office and a church. The historic market town of Devizes is close by providing town centre shopping, transport and leisure facilities, a cinema, theatre, museum and thriving weekly market. The Kennet and Avon canal runs through Devizes and also provides walking and fishing facilities. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a thirty mile radius. From Devizes take the A342 for approximately five miles through Rowde and St Ediths Marsh. Take the second left turning after the Oliver Cromwell Public House into Bromham.

Property Information

Tenure: Freehold

Agents note: The property is located within a conservation area.

Council Tax Band: B

EPC: D

Mains water, electricity and drainage are connected. Gas Central Heating



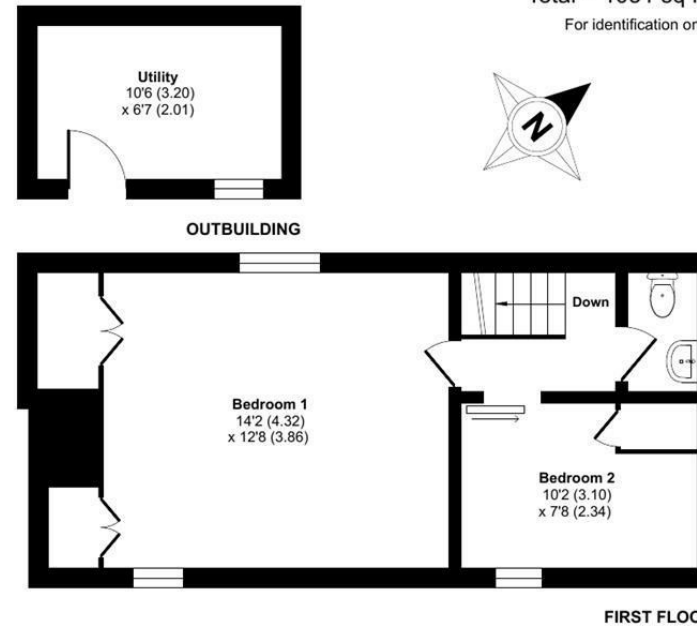
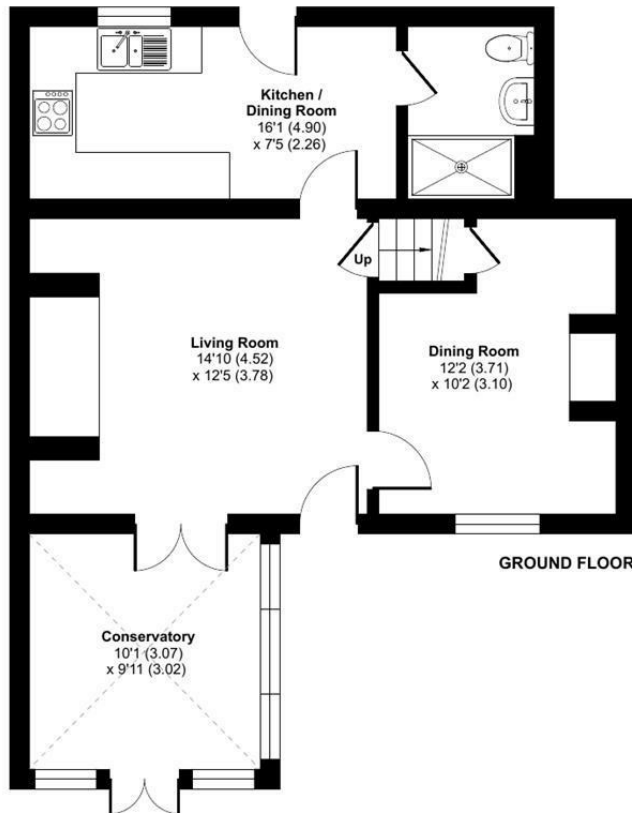
The Leaze, Bromham, Chippenham, SN15

Approximate Area = 961 sq ft / 89 sq m

Outbuilding = 70 sq ft / 7 sq m

Total = 1031 sq ft / 96 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 2022. Produced for Strakers. REF: 866750

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.