



Bradenstoke, Bradenstoke, SN15 4EL

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PROPERTY SALES & LETTINGS



- Character 5 Bedroom Cottage
- 30ft Family Room
- 21ft Kitchen with Granite Worksurfaces
- 2 Garages
- Close to Public House

- 3 Bathrooms
- 16ft Dining Room
- Utility Room + Cloakroom
- Friendly Village Location
- South Facing Garden with Wood Fired Hot Tub

# 63 Bradenstoke, Bradenstoke, SN15 4EL

**£599,950**

A beautifully presented five-bedroom semi-detached cottage offering a wealth of character, situated in the heart of the friendly north Wiltshire village of Bradenstoke.

This former village shop was sympathetically converted around 2016 to a very high standard and now provides a spacious family home boasting over 2,100 sq. ft. of accommodation.

Internally, the property features a wonderful family room measuring approximately 31 ft, with herringbone oak flooring and a log burner set on a flagstone hearth. A large opening connects to the dual-aspect dining room, with a split level leading to the study area – formerly the post office.

To the rear is a high-quality fitted kitchen with ample storage beneath quartz work surfaces, complete with an island, as well as a separate utility room and cloakroom.

Upstairs, a spacious landing with high, pitched ceilings and exposed beams leads to the master bedroom at the rear, featuring an en-suite shower room. This adjoins bedroom five, which could easily be converted into an en-suite dressing room with the addition of a connecting door. Bedroom two makes an ideal guest room with its own en-suite, while bedrooms three and four are generous double rooms sharing

a delightful family bathroom.

Outside, the rear garden is beautifully arranged with well-stocked flower borders, a patio area, and a log-fired hot tub.

Further benefits include underfloor heating powered by an eco-friendly air source heat pump, double glazing, and a two-car parking apron in front of the two garages.

All in all, this is a wonderfully presented and spacious home that is sure to impress.

Offered chain-free.

For more information or to arrange a viewing, please contact the sole agents, Alan Hawkins Property Sales, on 01793 840222.

**Bradenstoke**

The village has a public house and an active village hall, and is conveniently located for access to Swindon (approx. 12 miles), offering a wide range of facilities as well as easy connections to the mainline railway station for London Paddington and the M4 motorway.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £2815.79

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold

## Services

Gas: None

Electric Mains

Water: Mains

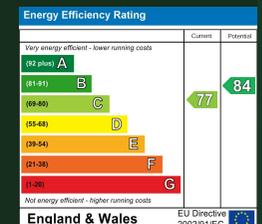
Heating - Air Source Heat Pump (Underfloor + Rad)

Drainage: Mains.

Flood Risk: None (Environmental Agency)

Internet Speeds: TBC

## Energy Efficiency Rating (England & Wales)





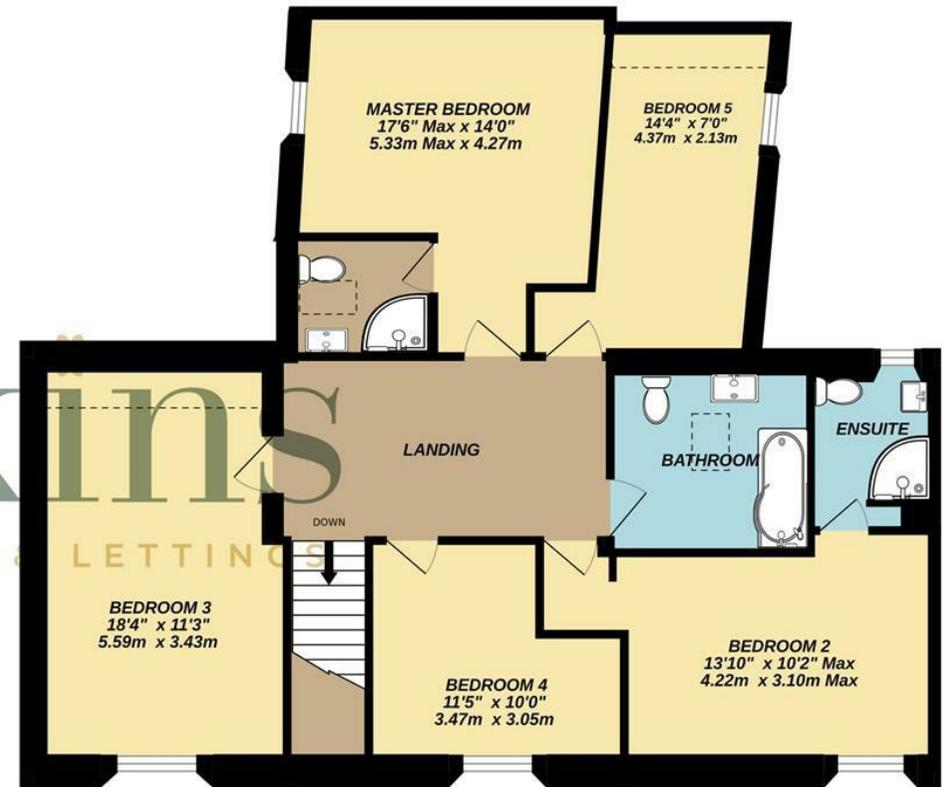




**GROUND FLOOR**  
1129 sq.ft. (104.9 sq.m.) approx.



**1ST FLOOR**  
1040 sq.ft. (96.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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