



GRANT FRASER
TOWN & COUNTRY

Brooklyn House Broad Bush, Blunsdon, Swindon, Wiltshire, SN26 7DH
Guide price £2,000,000





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Backing onto open countryside in the village of Broad Bush, Blunsdon, this remarkable property offers a unique opportunity for both investment and luxurious living. Spanning an impressive 2.2 acres, the estate comprises a grand main house of approximately 3,000 square feet, a delightful cottage of 2,500 square feet, and two well-appointed apartments, each measuring 500 square feet.

With a total of 11 bedrooms and 8 bathrooms, this residence is designed to accommodate large families or groups, making it ideal for those seeking a spacious home or a lucrative rental venture. The main house boasts a 45' x 20' main reception/kitchen with an equal main bedroom all enjoying the views, there are a further two ground floor bedrooms one with en-suite and the other served by a four piece main bathroom, providing ample space for entertaining guests or enjoying quiet family time. The integral annexe adds further versatility, perfect for guests or as a private office.

The property generates a substantial rental income of around £60,000 per annum, making it an attractive investment opportunity. Located just 4.6 miles from Swindon train station and 7.5 miles from the M4 motorway, it offers excellent transport links for commuters while maintaining the tranquillity of village life.

Residents can enjoy the local amenities, including village pubs, a community hall, a church, a shop and café, and a primary school, all within easy reach. This property is not just a home; it is a lifestyle choice that combines comfort, space, and the charm of rural living with the convenience of nearby urban facilities. Whether you are looking to invest or seeking a family residence, this property is a rare find.

Description

Comprising - Brooklyn Lodge (main 3,000 sq. ft. house) - entrance hallway, 45' lounge/kitchen/diner, utility, three ground floor bedrooms (one being the annexe), two ground floor en-suites, ground floor four piece bathroom, 45' first floor main bedroom with four piece en-suite, annexe with separate entrance hallway (with option to link to main house), lounge/kitchen/diner, bedroom and shower room. Brooklyn House (2,500 sq. ft. cottage) - entrance hallway, living room, snug, dining room, garden/morning room, kitchen breakfast room, ground floor bedroom with en-suite, four first floor bedrooms - two with en-suite, first floor four piece main bathroom. Ground floor apartment (500 sq. ft.) - communal entrance hallway, lounge/kitchen/diner, bedroom and shower room. First floor apartment (500 sq. ft.) - communal entrance hallway, lounge/kitchen/diner, bedroom and bathroom.

Outside there are around 2.2 acres of gardens extending down to a neighbouring woodland and paddocks. A gravel driveway provides access to all properties via the apartments and cottage shared driveway area with detached double garage. The driveway then further leads (via the garden of the cottage) to Brooklyn Lodge, a five bar gate leads to further private parking, a footpath leads to the front door where a feature pond is opposite the entrance along with a seating area. The rear garden to the main house is currently open plan to neighbouring land but could be fenced off if required.

Services: we are informed mains gas, electric, water. Private sewage arrangement.

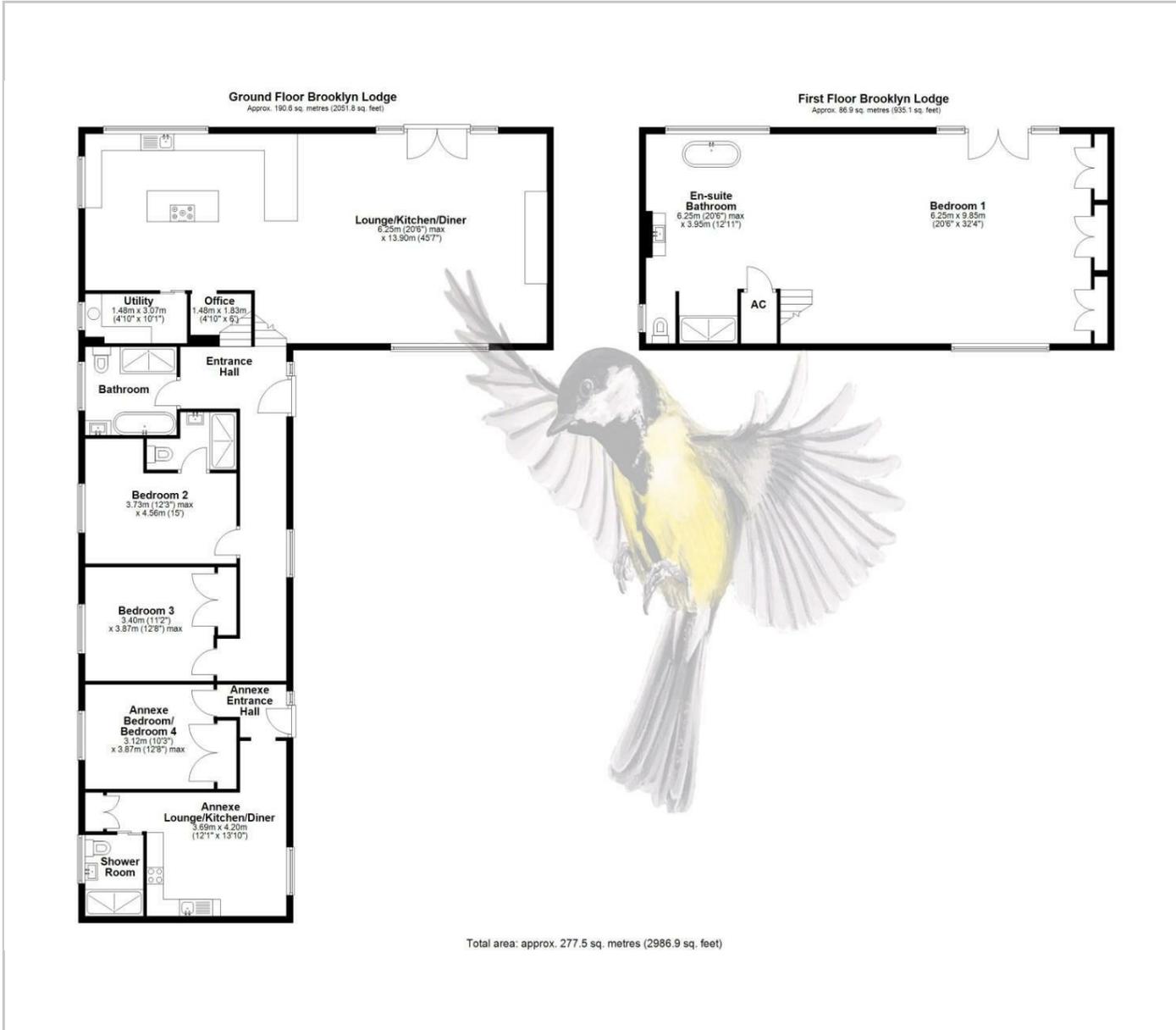


Situation

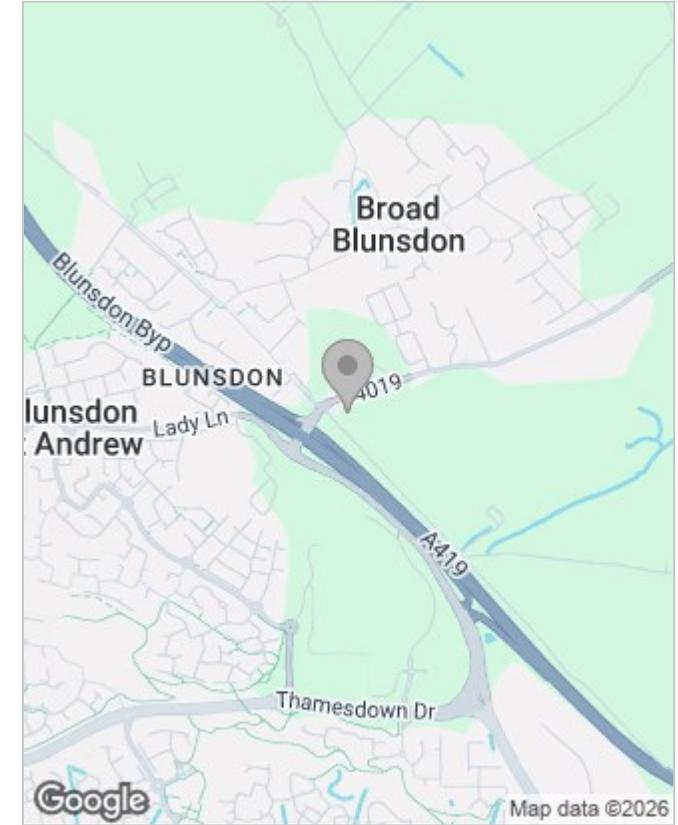
Broad Blunsdon is a village situated on the immediate periphery of Swindon, providing good access to many commuter links via train and road. There are two local public houses, along with The Blunsdon House hotel a four star hotel, offering leisure facilities, bars and restaurants, all overlooking impressive countryside. Blunsdon has its own community run shop, a village hall, a church and a primary school. Blunsdon is surrounded by much open countryside and the lower village is a conservation area, all providing enjoyable areas for walks.



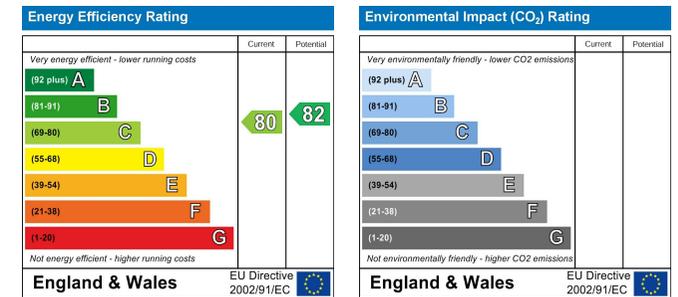
Floor Plans



Area Map



Energy Performance Graph



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