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**The Common, Brinkworth, SN15 5DT**

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PROPERTY SALES & LETTINGS



- Impressive Detached Farm House
- 3.1 Acres In Total
- Stable Block With 3 Stables
- 5 Double Bedrooms
- Gated Driveway With Ample Parking

- Two Double Garages
- Separate 1.9 Gated Paddock
- Pre Approved Plans For 2 bedroom Annex
- Fantastic Views
- No Onward Chain!

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# Mill House Farm The Common Brinkworth, SN15 5DT

**Offers in excess of £1,000,000**

\*Guide Price £1,000,000 - £1,050,000\* An attractive four/five-bedroom detached double fronted farmhouse set within 3.1 acres of grounds which includes a separate 2-acre gated and fenced paddock, three stables in a detached stable block and two double garages all secured by a decorative walled front garden and a gated driveway to the generous parking behind.

The property offers generous and versatile living space, featuring three reception rooms, a bright conservatory, a spacious kitchen/breakfast room, utility room and a ground floor cloakroom. Upstairs, the main house comprises a primary bathroom, separate shower room and four generous bedrooms. Access via a second private staircase is further accommodation offering a double bedroom, lounge and shower room spanning over the attached double garage, offering excellent scope to convert into a 1 bedroom apartment or annex (subject to the necessary approval)

Outside, the gated driveway leads to ample parking and an integral double garage, with a further driveway extending to a versatile yard,

additional double garage, and the stable block with previous planning approved to convert into a 2 bedroom annex. Beautifully maintained gardens surround the home, complemented by the enclosed paddock and smaller rear paddock with a substantial outbuilding and a secluded copse.

This is a rare opportunity to acquire a character-filled home with equestrian facilities, countryside views, and excellent transport links, with London Paddington accessible from Swindon station in under an hour.

For more information or to request a viewing, contact Alan Hawkins Property Sales today.



## Viewings

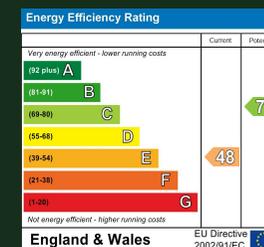
By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band G For year 2025/26 = £3850.93  
For information on tax banding and rates, please call Wiltshire Council

Heating - Main House - Oil  
Heating - Rooms Over Garage - LPG  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Internet - Up to 900\* Mbps available download speed

## Energy Efficiency Rating (England & Wales)





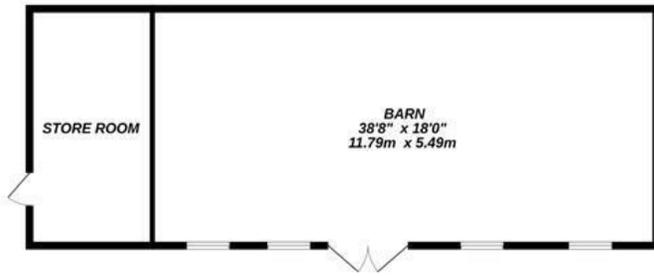




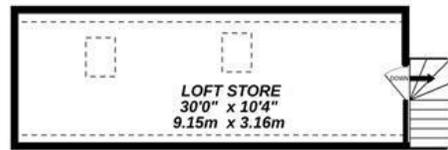
OUTBUILDING  
867 sq.ft. (80.6 sq.m.) approx.

GROUND FLOOR  
1655 sq.ft. (153.8 sq.m.) approx.

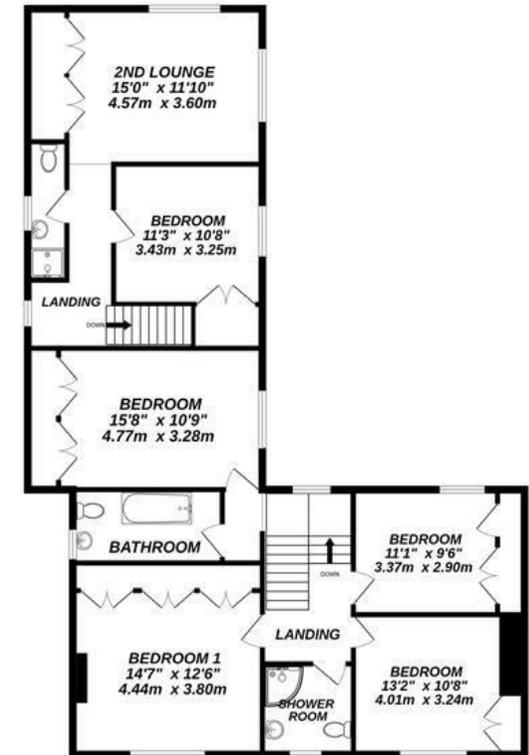
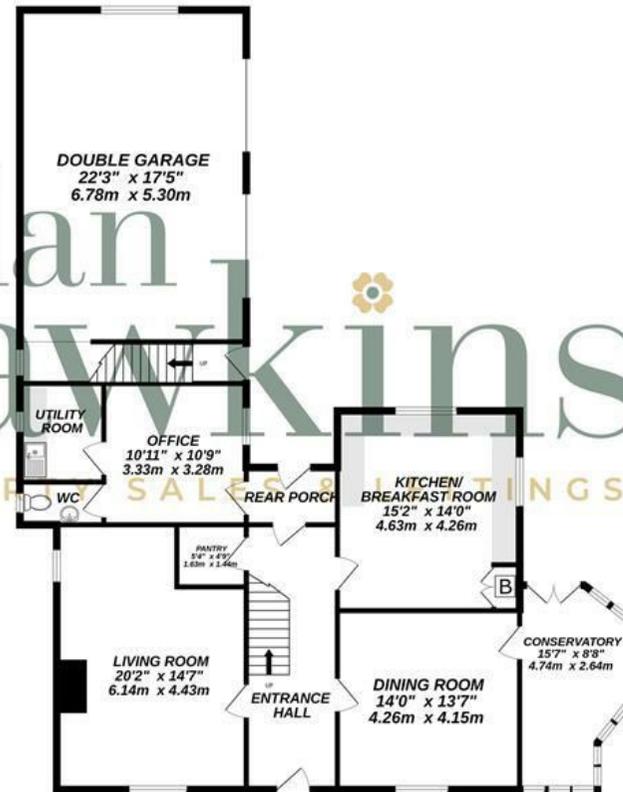
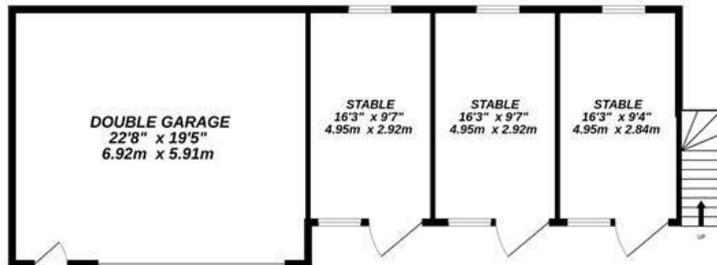
1ST FLOOR  
1345 sq.ft. (124.9 sq.m.) approx.



STABLE BLOCK 1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



STABLE BLOCK & GARAGE  
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 5125 sq.ft. (476.1 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.

