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Brooklands

The Pitches, Wroughton, SN4 0RU

Guide Price
£900,000 - £950,000





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Freehold | EPC Rating - D

 5  3  4

Discreetly nestled within the heart of Wroughton's highly sought-after Old Quarter is Brooklands. An impressive and substantial detached family home built in the 1990s by a local developer and occupying a generous, private plot with beautifully proportioned gardens to both the front and rear.

Accessed down a private lane, the accommodation is arranged over two well-balanced floors and offers a superb degree of space, flexibility and natural light, making it ideal for modern family living and entertaining alike. The ground floor is approached via a welcoming reception hall which sets the tone for the rest of the home. There are three generous reception rooms, including an elegant formal dining room and two further reception rooms offering flexibility for relaxing, entertaining or family use. A dedicated study provides an ideal environment for home working.



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At the heart of the home lies a spacious kitchen and breakfast room, which has been recently refitted to a high standard and provides an excellent space for everyday living and informal dining. This is complemented by a separate utility room and downstairs cloakroom.

To the first floor are five well-appointed bedrooms with both the impressive principal bedroom and bedroom two benefiting from en-suite bathrooms and built in wardrobes. The remaining bedrooms are served by a well-appointed family bathroom, creating a layout well suited to families, guests or multi-generational living.

Principal
Bedroom





Externally, the property enjoys a strong sense of privacy, with an attractive front garden providing an impressive approach. To the rear, the garden offers a secluded and tranquil setting, ideal for outdoor entertaining, family gatherings or quiet enjoyment throughout the seasons. The large driveway provides plenty of parking and a detached double garage offers excellent storage and further parking. With the added advantage of an electric vehicle charging point.

Despite its private and peaceful position, the property is just a short walk from the many local amenities Wroughton has to offer, including doctors' surgery, shops, both primary and secondary schools, cafés and public houses, while also benefitting from easy access to the M4 and A419.

Rear of
Property



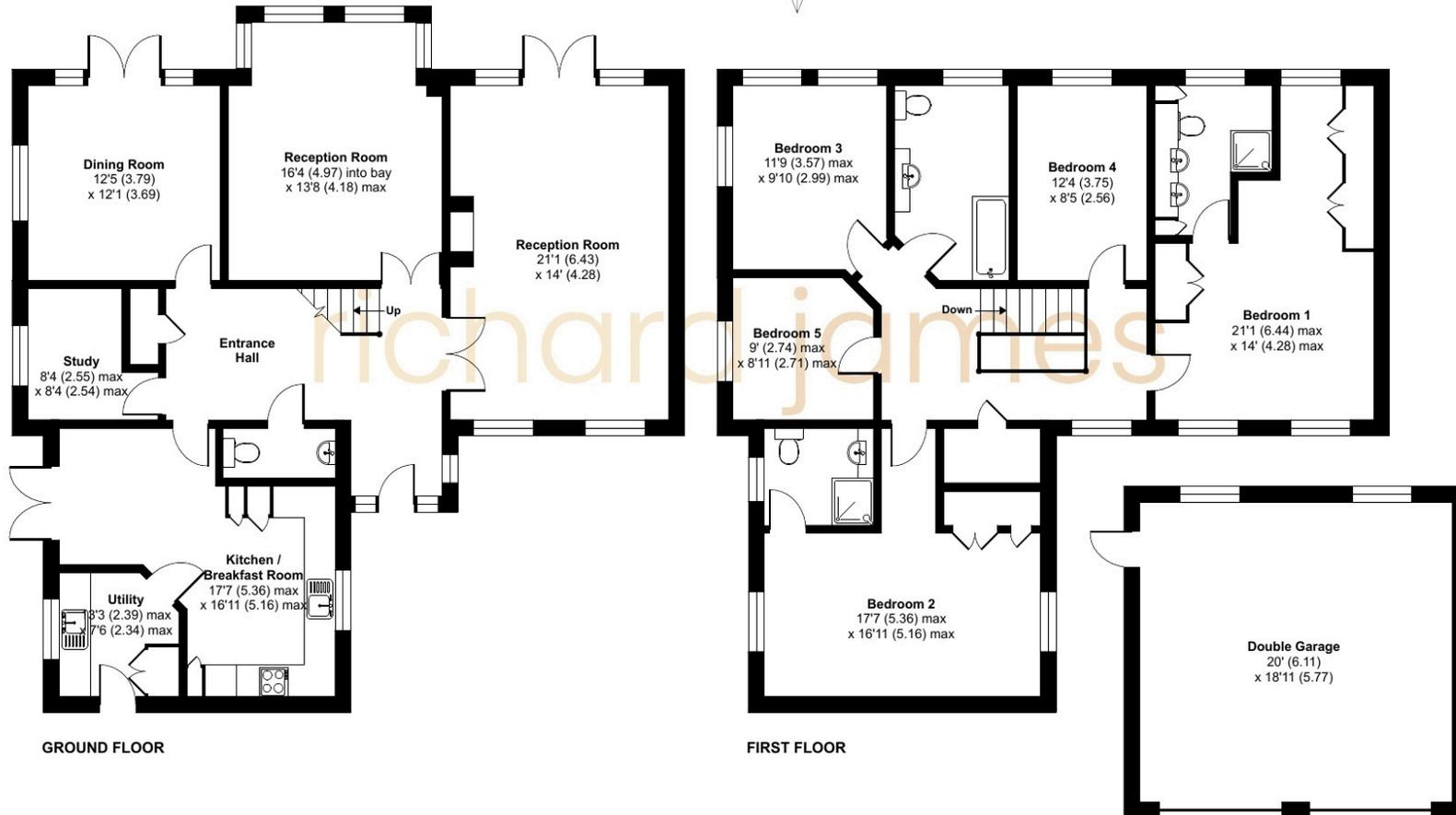


Private
Gardens





Approximate Area = 2429 sq ft / 225.6 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 2809 sq ft / 260.9 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Richard James. REF: 1388366

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