



**Westbrook, Chippenham**  
**£425,000**



Charming three-bedroom period cottage with a large, beautifully maintained garden and breathtaking open countryside views. The property offers off-road parking for three vehicles and includes a 32ft tandem garage with light and power.

Inside, the spacious bay-fronted sitting room enjoys dual-aspect windows and a cosy fireplace with a log-burning stove. A generous dining room leads into a well-appointed country kitchen and a bright conservatory with French doors opening onto the stunning rear garden. The modern family bathroom features a walk-in double shower, a separate bath, and stylish tiled flooring. Upstairs, there are three bedrooms, with an en suite W/C to the second bedroom.

The standout feature of this home is its expansive, fully enclosed rear garden, offering superb privacy, raised beds, and peaceful seating areas. There is also scope to extend the property to the side or rear, subject to the necessary planning permissions. This is a rare opportunity to enjoy character living in a picturesque and tranquil setting.



## Property Position

Well Cottage: The property is ideally situated, with generous gardens adjoining open countryside that provide excellent country walks, and is also within easy access of a wide range of amenities, including several well-regarded local schools. There is a very popular family-oriented public house called The Westbrook close by. The historic market town of Devizes is nearby, offering town centre shopping, transport, and leisure facilities, as well as a thriving weekly market. The Kennet and Avon Canal runs through Devizes. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a thirty-mile radius.

## Entrance Lobby

A wide entrance lobby with tiled flooring provides practical space for storing outdoor wear, with an archway leading through to the dining room, creating a welcoming flow into the home.

## Sitting Room

### 18'8" x 15'3" into bay (5.69m x 4.65m into bay)

The bright and airy room benefits from a bay window and a full-length glazed pane to the front, along with an obscure glazed side window. It features a decorative fireplace with log burner, plus a recessed alcove with a built-in cupboard. There is ample space for sofas and display furniture. Under-stairs storage cupboard, and a radiator.

## Dining Room

### 15'1" x 8'3" (4.62m x 2.54m)

The dining room is generously sized with ample space for a dining table and chairs. It features two recessed, shelved alcoves for display or storage and includes a door leading directly to the kitchen.

## Kitchen

### 12'0" x 8'2" (3.68m x 2.49m)

The kitchen enjoys dual-aspect double-glazed windows to the side and into the conservatory, providing plenty of natural light. It is fitted with a

range of wall and base units, granite overlay worktops, and tiled splashback. Features include a stainless steel sink with mixer taps, integrated fridge, freezer, and slimline dishwasher, as well as a built-in double oven and gas hob. The kitchen is equipped with high-quality 'Neff' appliances.

## Conservatory

### 12'11" x 9'6" (3.96m x 2.90m)

A well-proportioned conservatory with tiled flooring and patio doors opens into the garden.

## Four Piece Bathroom

### 13'5" x 7'8" (4.09m x 2.34m)

Suite comprising a panelled bath, inset vanity hand basin with cupboards below, water closet, a separate shower cubicle, wall mounted fan heater, exposed beam, tiled flooring.

## First Floor Landing

Doors open to all three bedrooms. Loft access.

## Bedroom One

### 12'7" x 10'4" (3.86m x 3.15m)

A generous double bedroom with window to front, built-in wardrobe with hanging rail and shelving, decorative cast iron fireplace.

## Bedroom Two

### 12'4 to frt w/robe x 8'6 (3.76m to frt w/robe x 2.59m)

This room has restricted head height. Double glazed window, built-in cupboard with hanging rail and shelving, exposed beam, and wall light point.

## En-suite

Double glazed window to side, vanity hand basin with a cupboard below, water closet, radiator.

## Bedroom Three

### 9'6" x 8'5" (2.92m x 2.59m)

Space to accommodate a double bed along with storage furniture with a window to the side.

## Externally

Outlined in further detail as follows:

## Rear Garden

The large, private rear garden is enclosed by mature conifer hedging, offering a high degree of privacy and backing onto open countryside, protected under a woodland creation initiative. Mainly laid to lawn, the garden features a variety of trees, shrubs, and raised beds. A block-paved pathway leads to the garage and gated side access. At the bottom of the garden, there is a secluded seating area that enjoys peaceful countryside views.

## Tandem Garage

### 31'11" x 11'8" (9.75m x 3.58m)

A brilliant-sized garage with up and over door, power and light, personal door to garden. There is parking in front of the garage for a wide vehicle.

## Parking

The front of the property is laid to gravel, providing off-road parking for three cars with a mature shrub bed to the side of the old well, gated access to the rear.

## Services & Info

Services: LPG heating, mains water, electricity and drainage are all connected.

The home benefits from UPVC double glazing and a new roof installed in 2019.

Council Tax: Band D

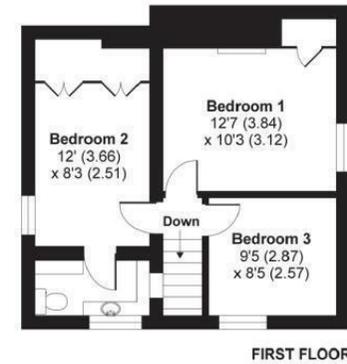
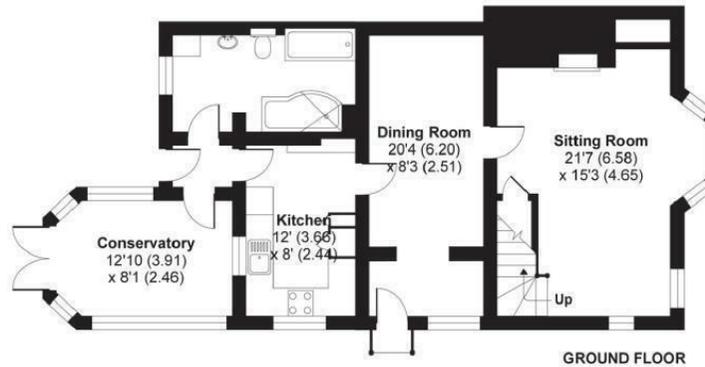
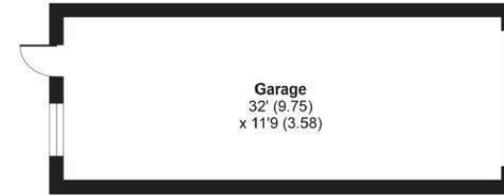






## Westbrook, Bromham, Chippenham, SN15

APPROX. GROSS INTERNAL FLOOR AREA 1674 SQ FT 155.5 SQ METRES (INCLUDES GARAGE)



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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