BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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The Old School House, Brinkworth

Price Guide £495,000

Characterful, circa 1860 attached, period former school house (1237 sq ft), set in an established village with amenities.

Recently extended to offer a stunning open plan kitchen/dining room; flexible 3/4 bedroom accommodation with ground floor shower room, utility, cosy sitting room with wood burner, mature garden, decked terrace and two allocated parking spaces.

The Old School House, Brinkworth

The Property

Dating from circa1860, this characterful period home adjoins the village school and has been considerably improved by the current owners in recent years. The property combines period features, including stone mullion windows and Victorian fireplaces, with a number of modern improvements. The ground floor has been extended to create a spacious kitchen/dining/family room, with a vaulted ceiling and doors opening onto a decked terrace overlooking the enclosed mature garden. There is also a dual-aspect sitting room with wood-burning stove, together with a snug/bedroom four, newly fitted shower room/WC and utility room. Upstairs are two good-sized double bedrooms, a single bedroom and a family bathroom. The accommodation offers flexibility and would suit those requiring additional space for family members, a home office or occasional bedroom.
Outside, the mature gardens are well planted and includes a decked terrace. There are two allocated parking spaces, with steps leading up to the front of the property.
The property is situated within an established village community, with countryside walks nearby and good road and public transport links to the surrounding towns and their amenities.

General

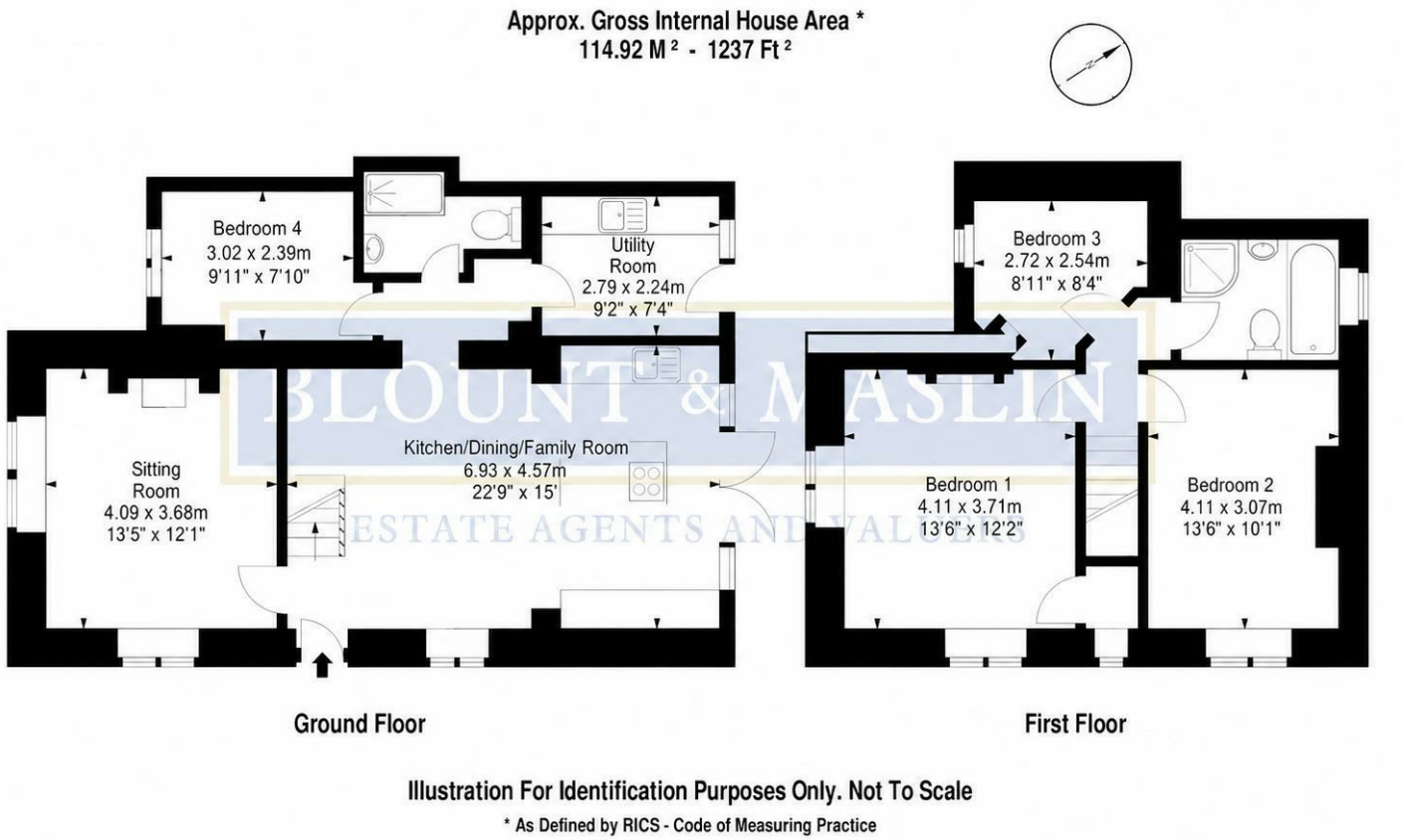
Mains water, electricity and drainage are connected. An external boiler was installed in 2024. Council Tax Band D - £2,426.65 for 2026/27. EPC rating Band D - 58.

Brinkworth

Brinkworth lies roughly midway between Malmesbury and Royal Wotton Bassett, both catering for schooling and everyday shopping requirements. Nearby both Swindon and Chippenham railway stations have fast trains to Paddington (60 -70 mins). The nearest airport is at Bristol and London Heathrow is within easy reach along the M4. Junctions 16 and 17 of the M4 are readily accessible and provide access to the major employment centres of Bristol, Bath and Swindon. The village has public house, nursery and primary schools, a church, business centre and golf course.

Directions to SN15 5AX

From Malmesbury head east towards Royal Wootton Bassett on the B4042. Once into Brinkworth and on the bend, by The Three Crowns, turn right into School Hill. Continue down the hill and the parking bay for the property is on your left, immediately after the School.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.