





Carinya, The Common, Brinkworth, Chippenham, SN15 5DT

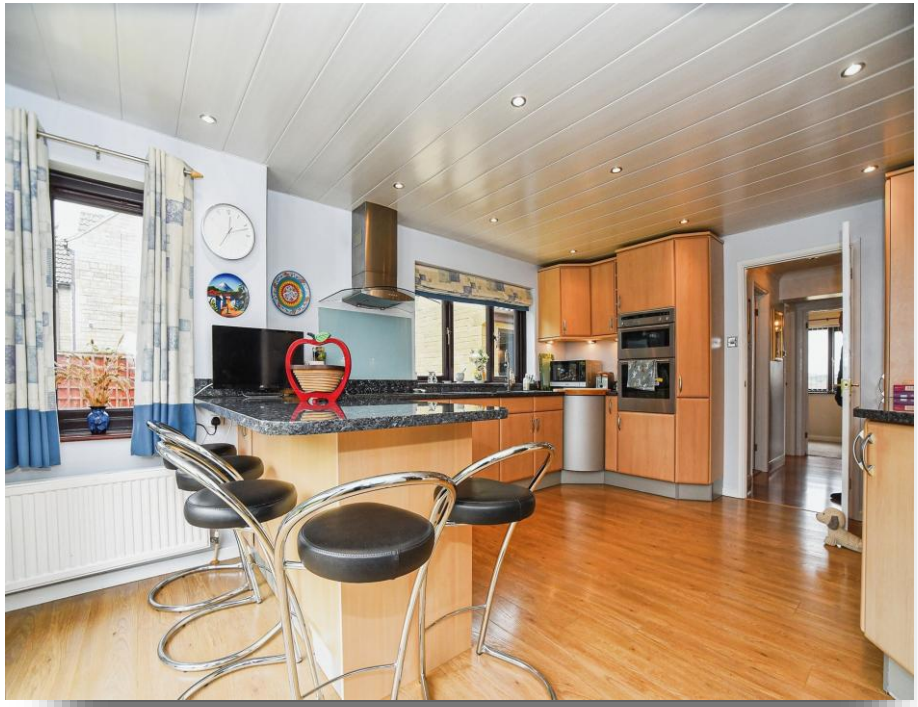
allen & harris

welcome to

Carinya, The Common, Brinkworth, Chippenham

This is a rare opportunity to own a truly special property in a sought-after location, offering both privacy and stunning rural views. This stunning individual design four bedroom home is a must view!





Nestled along a peaceful private shared road, this exquisite detached family home offers a rare blend of elegance, comfort, and spectacular views over the rolling countryside. From the moment you step into the entrance hall, you are greeted with a sense of warmth and sophistication. The inviting lounge, complete with a charming feature fireplace, provides the perfect space to unwind, while the air-conditioned conservatory allows you to enjoy the beauty of every season in comfort. The heart of the home is the beautifully refitted kitchen/breakfast room, boasting a range of high-quality integrated appliances, seamlessly complemented by a matching utility room. A separate dining room offers a setting for entertaining, and the study provides a quiet retreat for work or reading. A convenient cloakroom completes the ground floor, which is enhanced by refitted doors, UPVC double glazing, and radiator central heating . Ascending to the first floor, you will find four well-proportioned bedrooms, each offering comfort and style. The master suite is a true sanctuary, featuring bespoke Sharps fitted bedroom furniture and a luxurious en-suite shower room. The remaining bedrooms are equally impressive, all served by a stylish family shower room. The beautiful rear garden is a true haven, with a beautifully designed patio area, To the front is a lawn area and an extensive block-paved driveway capable of accommodating multiple vehicles. double garage, with electronic roller doors.

Location

The property enjoys a delightful outlook over open countryside within a select group of 4 detached properties via a shared access through a private road from Bellamys Lane. Down the lane is access to gorgeous walks through bridal paths that go for 6 miles for horse and dog lovers. Brinkworth, the longest village in England. Local facilities include a primary school, nursery, church and a public house renowned for its good food. Brinkworth lies within easy reach of the historic market towns of Malmesbury, Chippenham and Royal Wootton Bassett. There are public transport services and good road access to the these towns and to Swindon, Bath and Bristol via the M4 junction 16 or 17. Also mainline rail stations at Chippenham and Swindon link with London Paddington.

Entrance Hall
Cloakroom
Study
8' 8" x 7' 2" (2.64m x 2.18m)
Lounge
20' 5" x 11' 11" (6.22m x 3.63m)
Dining Room
12' 10" x 10' 7" (3.91m x 3.23m)
Kitchen/Breakfast Room
18' 5" x 12' 10" (5.61m x 3.91m)
Utility Room
Conservatory
11' 1" x 13' 1" (3.38m x 3.99m)
Landing
Bedroom One
13' 8" max x 12' 9" (4.17m max x 3.89m)
Ensuite
Bedroom Two
12' 3" x 14' 1" (3.73m x 4.29m)
Bedroom Three
11' 1" x 10' 2" (3.38m x 3.10m)
Bedroom Four
12' 1" x 7' 5" (3.68m x 2.26m)
Shower Room
Gardens
Double Garage
Blocked Paved Driveway

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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welcome to

Carinya, The Common, Brinkworth, Chippenham

- Detached and modernised with over 2200sq feet
- Four Bedrooms
- Two Receptions
- Double Garage - Countryside Views
- THIS PROPERTY IS OPEN TO OFFERS

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£650,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CHP111126 - 0023

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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