
JAMES PYLE &CO.
Crossways Cottage, Callow Hill, Brinkworth, Chippenham, Wiltshire, SN15 5DZ

Detached period cottage
Substantial, well-presented accommodation
Extended and superbly configured
4 double bedrooms
3 reception rooms
Bathroom and en-suite
Beautifully landscaped garden
Double garage and driveway parking

JAMES PYLE &Co.

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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906



Guide Price: £775,000

Approximately 2,379 sq.ft excluding garage

‘A substantial period cottage boasting c.2,380 sq.ft of superb family-sized accommodation, plus a beautiful sunny garden and double garage’

The Property

Crossways Cottage is a large, detached period property situated towards the edge of the village of Brinkworth. Originally built in 1833 as a modest farm cottage, the property has significantly evolved and been largely extended over the years to create a deceptively substantial home offering around 2,379 sq.ft. arranged over two floors. The accommodation is very well-presented throughout and retains much of its period charm.

The ground floors opens to a central entrance hall and the configurations flows superbly well. There is a light and bright living room with a wood-burning stove and an adjoining versatile study at the rear. A cosy sitting room has a beamed ceiling, exposed brick fireplace and wood-burner inset, and connects to the kitchen which is a excellent area configured as open plan to the dining room. The kitchen is equipped with a range of units and a large island unit, while the dining room has a high vaulted ceiling and bi-folding doors flowing to an external terrace. There is a utility room with convenient internal access to the garage, plus a downstairs WC. Upstairs, there are four double bedrooms and a family bathroom fitted with a roll-top bath. The spacious principal bedroom suite is a great feature, complete with both an en-suite shower room and a large walk-in wardrobe.

Enjoying a sunny southerly aspect, the property is accompanied by a meticulously presented garden which has been thoughtfully landscaped into various areas and is screened by high hedging. There is a secluded hot tub terrace beneath a pergola. There are two patio seating terraces including the one connecting to the dining room through the bi-folding doors, creating a perfect area for entertaining. There is easy off-road parking located on the driveway at the side in front of the double garage. The garage has a rollover door and loft storage above.

Situation

The village of Brinkworth is conveniently located between Malmesbury and Royal Wootton Basset. The village has an excellent primary school and public house as well as a parish church and village hall. The Three Crowns Pub conveniently runs a little shop selling essentials while a village market happens every two weeks, and the local dairy delivers milk on a weekly basis along with cheese, cream and other produce it sells. A strong community spirit provides many village events activities throughout the year whilst Malmesbury and Royal Wootton Bassett provide a wide range of facilities, schools and recreational facilities. Junction 16 of the M4 is very accessible being only 6 miles away and there is easy commuter networks to Bath, Bristol, Swindon and Cirencester. There are regular mainline services from Swindon, Kemble and Chippenham to London Paddington taking just over 60 minutes.

Additional Information

The property is Freehold with oil-central heating, mains drainage, water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band E.

Directions

From Royal Wootton Bassett, follow the B4042 to Brinkworth. Enter the village and take the left hand turn at the crossroads onto Callow Hill. Locate the property immediately on the right.

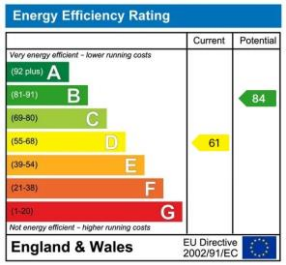
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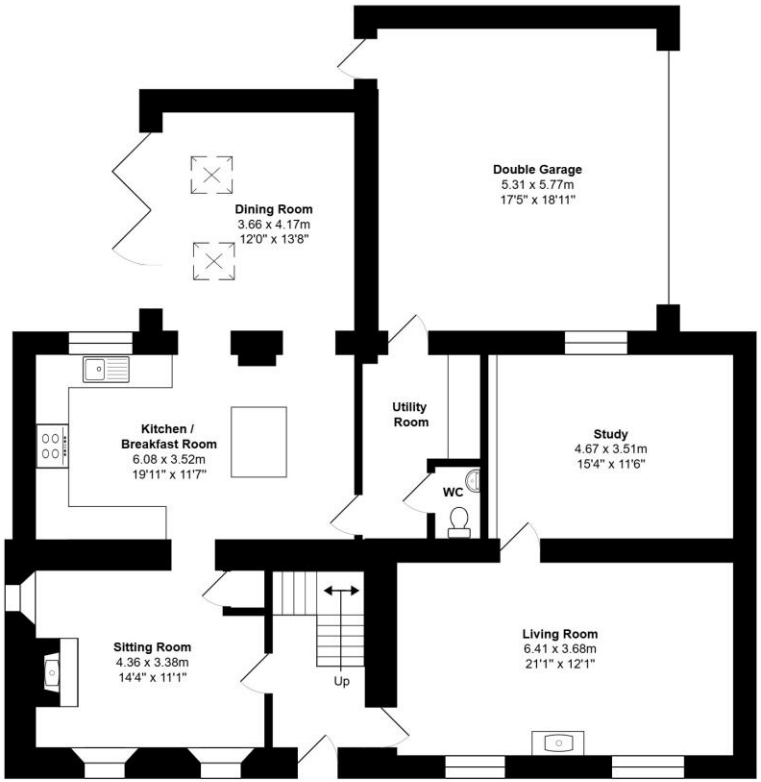










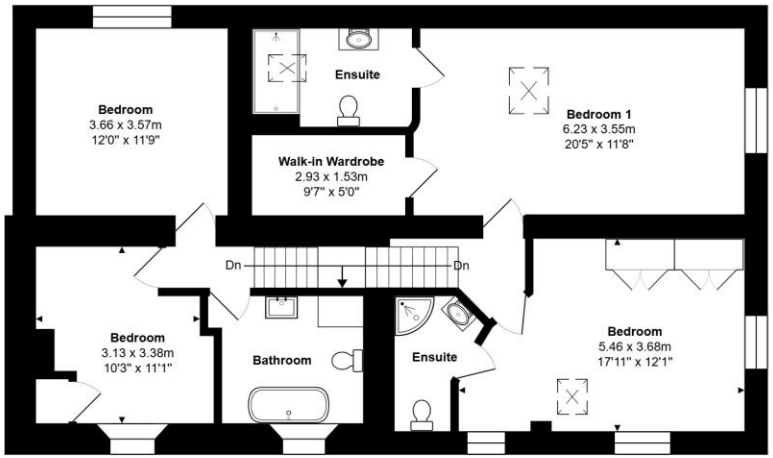


Ground Floor



Total Area: 221.0 m² ... 2379 ft² (excluding double garage)

All measurements are approximate and for display purposes only



First Floor

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