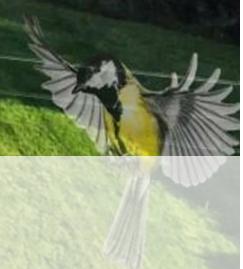




Brooklyn Lodge Broad Bush, Blunsdon, Swindon, Wiltshire, SN26 7DH

Guide price £1,250,000





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Located in the picturesque village of Blunsdon, Wiltshire, Brooklyn Lodge is a remarkable detached house that offers an exceptional living experience. Spanning an impressive 3,000 square feet, this property has an attached annexe that can be used independently or as part of the main house. The main house offers four bedrooms, two ensuites and a four piece main bathroom.

The heart of the house is a stunning 45' x 20' lounge kitchen diner, where you can gather with family and friends while enjoying breathtaking countryside views from both the main reception area and the master bedroom. The property is set within approximately 1.5 acres of land, providing ample outdoor space for leisure and recreation. The five-bar gated driveway ensures

## Description

plenty of parking for residents and visitors alike.

Brooklyn Lodge is conveniently located just 4.6 miles from Swindon train station, offering excellent transport links for commuters. The M4 motorway is a mere 7.5 miles away, making travel to nearby cities straightforward. For those who appreciate local amenities, the village offers charming pubs, a community hall, a church, a shop/café, and a primary school, all within easy reach.

This property presents a unique opportunity to own a substantial family home in a tranquil setting, combining modern living with the beauty of the Wiltshire countryside. Whether you seek a peaceful retreat or a vibrant family hub, Brooklyn Lodge is a splendid choice.

## Situation

Broad Blunsdon is a village situated on the immediate periphery of Swindon, providing good access to many commuter links via train and road. There are two local public houses, along with The Blunsdon House hotel a four star hotel, offering leisure facilities, bars and restaurants, all overlooking impressive countryside. Blunsdon has its own community run shop, a village hall, a church and a primary school. Blunsdon is surrounded by much open countryside and the lower village is a conservation area, all providing enjoyable areas for walks.

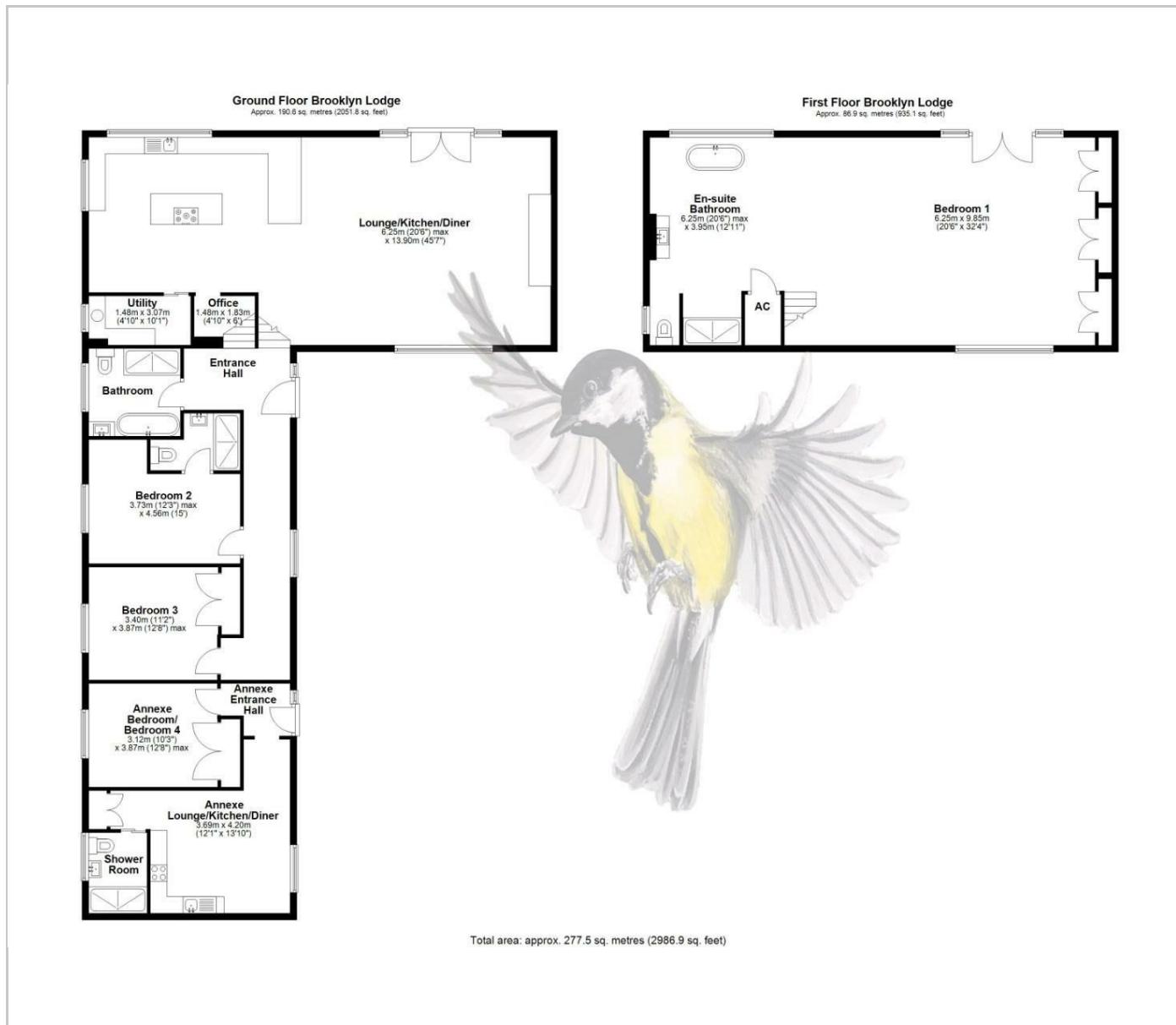
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Council Tax Band: G

Available:



## Floor Plans



**Ground Floor Brooklyn Lodge**  
Approx. 190.6 sq. metres (2051.8 sq. feet)

**First Floor Brooklyn Lodge**  
Approx. 86.9 sq. metres (935.1 sq. feet)

**Ground Floor Layout:**

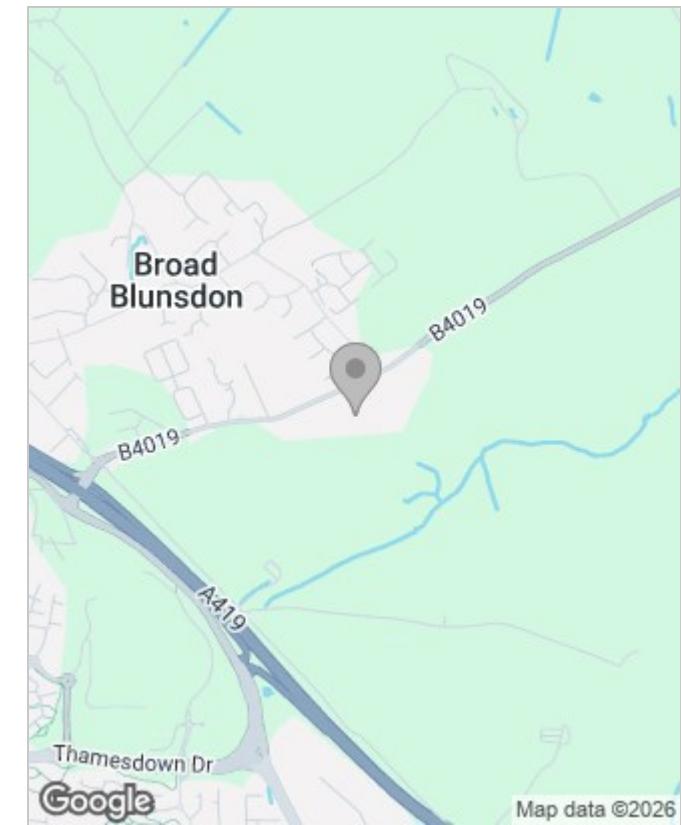
- Lounge/Kitchen/Diner: 6.25m (20'6" max) x 13.90m (45'7")
- Office: 1.48m x 3.07m (4'10" x 10'1")
- Utility: 1.48m x 3.07m (4'10" x 10'1")
- Entrance Hall
- Bathroom
- Bedroom 2: 3.73m (12'3") max x 4.56m (15')
- Bedroom 3: 3.40m (11'2") x 3.87m (12'8") max
- Annexe Entrance Hall
- Annexe Bedroom/Bedroom 4: 3.12m (10'3") x 3.87m (12'8") max
- Annexe Lounge/Kitchen/Diner: 3.65m x 4.20m (12'1" x 13'10")
- Shower Room

**Total area: approx. 277.5 sq. metres (2986.9 sq. feet)**

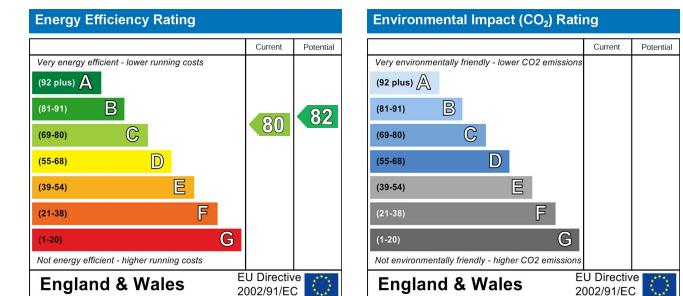
**First Floor Layout:**

- En-suite Bathroom: 6.25m (20'6" max) x 3.95m (12'11")
- Bedroom 1: 6.25m x 9.85m (20'6" x 32'4")
- AC

## Area Map



## Energy Performance Graph



White Elm Newtown, Bishopstone, Swindon, Wiltshire, SN6 8QA

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