



Callows Cross, Brinkworth, SN15 5DY

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Stunning Far Reaching Views
- Conservatory
- Bathroom With 5 Piece Suite
- Generous Rear Garden

- Three Bedroom Detached Bungalow
- Open Plan Kitchen & Dining Area
- En-suite Shower to Gueset Room
- Generous Driveway & Garage
- Excellent Opportunity To Extend (STPP)

13 Callows Cross Brinkworth, SN15 5DY

£475,000

Nestled within a desirable cul-de-sac in the village of Brinkworth, this 3 bedroom detached bungalow enjoys truly stunning, far-reaching countryside views stretching for miles creating an exceptional setting for those seeking a peaceful lifestyle or ideal retirement.

Beautifully positioned offering easy access to the neighbouring town of Royal Wootton Bassett being just 3 miles away, the property offers immediate visual appeal, with uninterrupted views drawing your eye as soon as you step into the welcoming entrance hallway, complemented by a secure entrance porch. The layout is thoughtfully designed to create a bright, spacious and free flowing home.

To the front, there are two generous double bedrooms, alongside a well-appointed bathroom featuring both a bath and separate shower cubicle. The dual aspect living room offers a comfortable and relaxing space, with patio doors opening into a conservatory, an area to sit and unwind enjoying the surrounding outlook.

The real standout feature of the home is the impressive kitchen/dining space. The modern kitchen/breakfast room offers

ample storage and a range oven, flowing seamlessly into a dining area with patio doors opening onto the rear garden perfectly designed to maximise and make the most of the south-westerly views. From the dining area, there is access into a conservatory, as well as a door leading to bedroom three, making it an ideal guest suite, complete with its own en-suite shower room.

Externally, the property continues to impress, with a driveway providing off-road parking for up to three vehicles, an attached garage with power and lighting, and side access to a generous rear garden. The garden offers an exceptional space for relaxing or entertaining while enjoying the outstanding countryside backdrop.

Offered for sale with no onward chain, this is a rare opportunity to acquire a home with both immediate comfort and exciting potential to extend or enhance (subject to the necessary planning permission)



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band E For year 2026/27 = £2965.90
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Heating - Main House - Oil

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 900* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

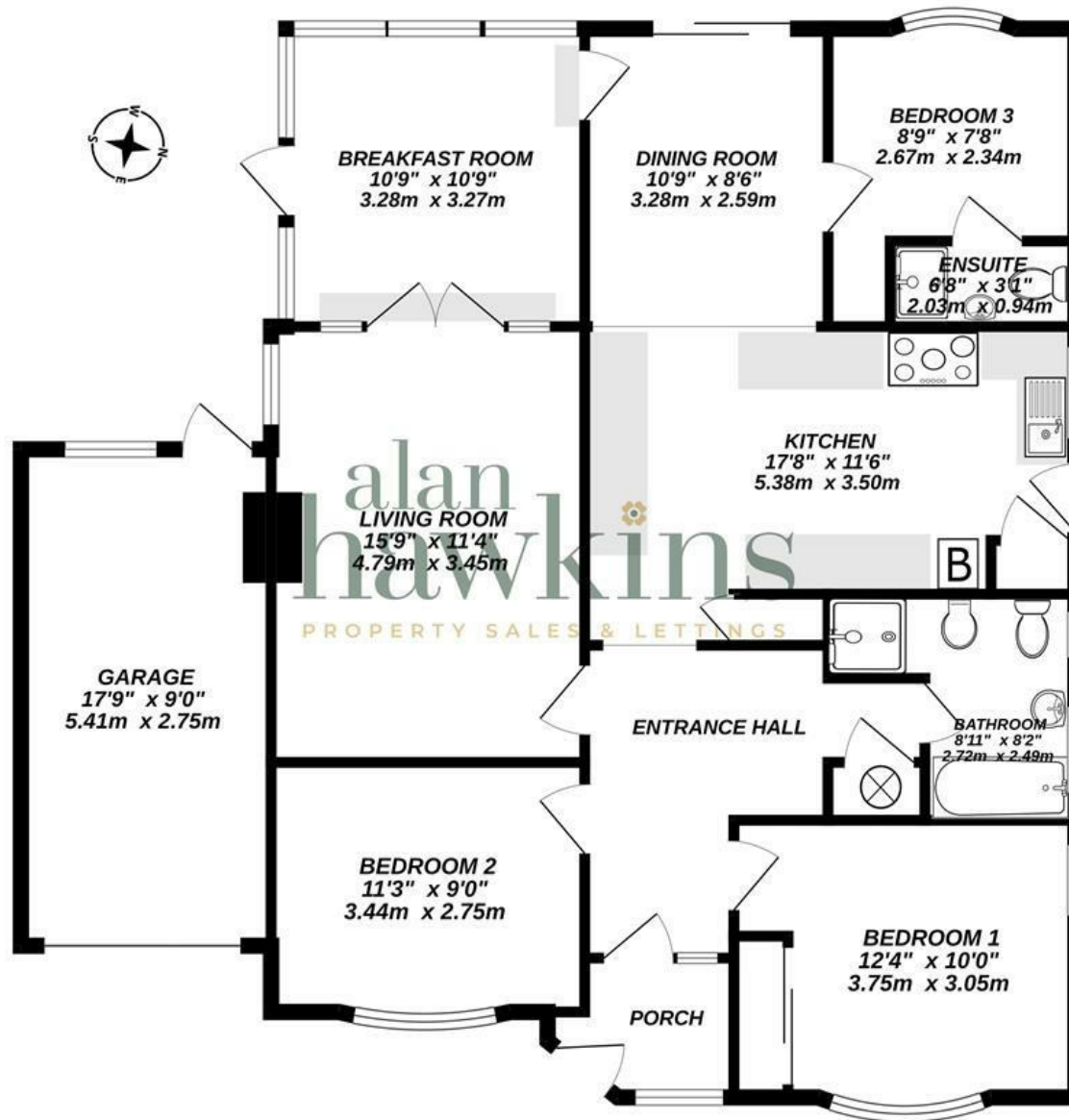
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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