

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Sherwood Cottage, Brinkworth

Price Guide £1,395,000

Exceptional detached home (2619 sq ft) with fabulous self contained annexe (866 sq ft), stunning grounds and panoramic countryside views.

Entrance hall, sitting room, kitchen/dining/family room, study, utility and cloakroom.

5 double bedrooms, 2 with en-suites, and a family bathroom.

Annexe - kitchen/dining room, sitting room, utility and cloakroom, double bedroom with en-suite.

Large gardens, extensive parking, overall plot extending to approximately 0.75 acres.



Sherwood Cottage, Brinkworth

The Property

A beautifully remodelled and extensively refurbished large detached family home with an impressive self-contained annexe, finished throughout to an exceptionally high standard. The current owners purchased the property seven years ago and have since transformed it through a comprehensive programme of improvements, including complete electrical rewiring, restored and cleaned external stonework, and a new domestic sewerage treatment plant.

The remodeling has significantly enhanced both the layout and the flow of the home, most notably with the creation of a fabulous open plan kitchen/dining/family room, a stunning contemporary space ideal for modern living and entertaining. A side extension provides a practical utility room and cloakroom, while the attic has been converted into a superb bedroom suite complete with dressing room and a luxury en-suite bath/shower room.

The annexe is a standout feature, a genuine tardis, offering generous, beautifully presented accommodation, finished to the same exacting high standards. Ideal for guests, multi-generational living, or potential rental income.

Outside

Electric gates open onto a large gravelled driveway providing extensive parking. The beautiful gardens are predominantly lawned, framed by mature hedging and a variety of specimen trees. The plot extends to approximately 0.75 acres, with the surrounding countryside enhancing the sense of space, privacy, and tranquility.

Further benefits include a greenhouse, raised vegetable beds, a substantial timber shed with twin opening doors, power and lighting, together with a separate metal shed providing secure storage for a sit-on lawn mower.

General

Mains water and electric are connected. An oil fired boiler provides

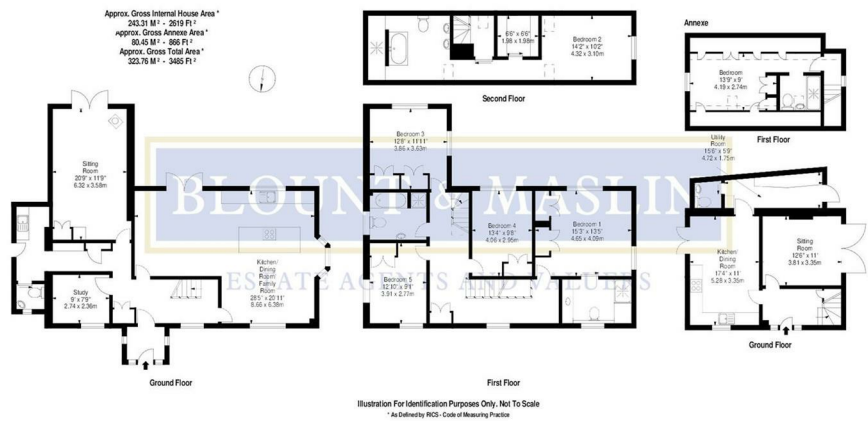
domestic hot water and central heating, with an underfloor wet system throughout, with the exception of the top floor bath/shower room which has underfloor electric heating. A domestic sewerage treatment plant has also been installed. All windows and doors have been replaced, with a mix of aluminum and UPVC, all double glazed, in anthracite grey. Council Tax Band G - £4,044.42 for 2026/27. EPC rating C - 68. NB: Annexe has a separate oil fired combination boiler and an EPC rating C - 73.

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, and an 18 hole golf course with padel courts. Nearby Malmesbury, reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026, is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school.

Directions to SN15 5AS

From Malmesbury head east towards Royal Wootton Bassett on the B4040. Just before Brinkworth Golf Club, turn left signposted Charlton and then turn right at the T-junction. Sherwood Cottage is the first house on the right.



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.