

School Hill,
Brinkworth, SN15 5AX



Detached individually built family home with no onward chain | Four spacious double bedrooms
Dual aspect sitting room with log burner and doors into the garden | Kitchen/dining room with double doors into the garden
Cloakroom and utility room | EPC C

£450,000

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4 Bedrooms



2 Bathrooms



3 Receptions

An impressive, individually built modern detached family home pleasantly situated in the heart of the village of Brinkworth and close to open countryside. The light and airy accommodation is beautifully appointed and enjoys many character features, beams and high specification details.

Approached from a recessed entrance porch into an impressive entrance hall with a Travertine stone tiled floor, downstairs cloakroom and storage cupboard. The impressive 22ft sitting room is dual aspect and has a wood burner set on a slab hearth and French doors to the rear. Double doors lead to a family room with French doors opening onto the garden. A study leads off the sitting room.

The kitchen has tumbled Travertine stone tiles and is over 25ft in length, fitted with a range of wall and base units with granite working surfaces over, a Rangemaster Double Range Oven and integrated appliances. There is an island unit with a breakfast bar, double doors to the garden and a separate utility room. On the first floor are four spacious double bedrooms. The large master bedroom has a vaulted ceiling with oak beams and a

ceiling mounted fan, built-in wardrobes and an en-suite bathroom with a luxurious free standing bath and a separate shower. The family bathroom is a particularly impressive room with a contemporary suite with a large bath and separate shower.

Outside the main garden is to the front of the property and is well enclosed by wall and hedging, with a patio to the front and paving around to the rear of the house.

The property also benefits from zoned underfloor heating downstairs and radiators upstairs. Outside there is allocated parking.





Amenities

Brinkworth is a beautiful, rural village in Wiltshire; six miles east of Malmesbury and six miles west of Junction 16 of the M4; fourteen miles to the north is Cirencester.

The village supports a primary school (rated as 'Good' by Ofsted), pre-school, church and a public house and restaurant. There is also a very small non-profit shop run by the Three Crowns public house that supplies essentials such as bread, milk and eggs. More shops and services are found in Royal Wootton Bassett, four miles east and in Malmesbury, six miles west, including two 'Outstanding' secondary schools. There is a thriving community with activities ranging from toddler groups to a weekly market and a famous annual ball.

Directions

Leave Cirencester heading towards Ashton Keynes on the A4696. Continue through the village of Braydon. At the crossroads turn right onto the B4042 towards Brinkworth and Malmesbury. Continue for about 3 miles into the main village of Brinkworth. Turn left into School Hill which is next to The Three Crowns and just before the Church. The property can be found on your left hand side just past the school.

Services & Tenure

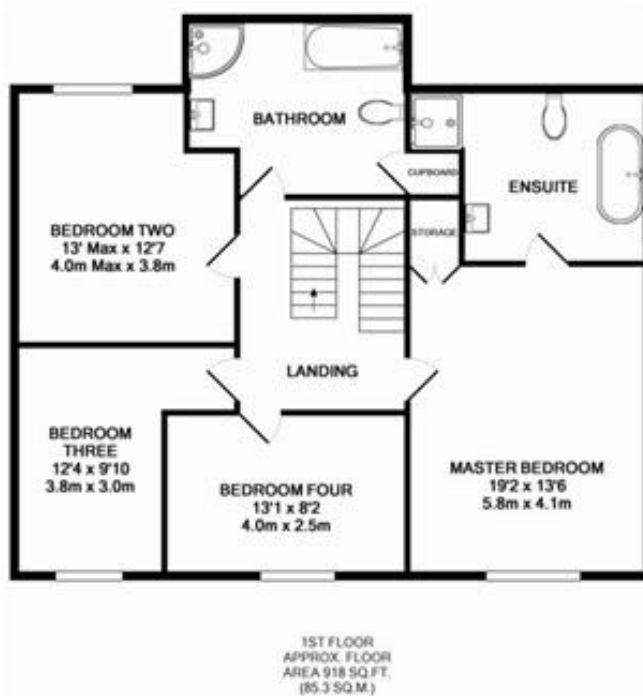
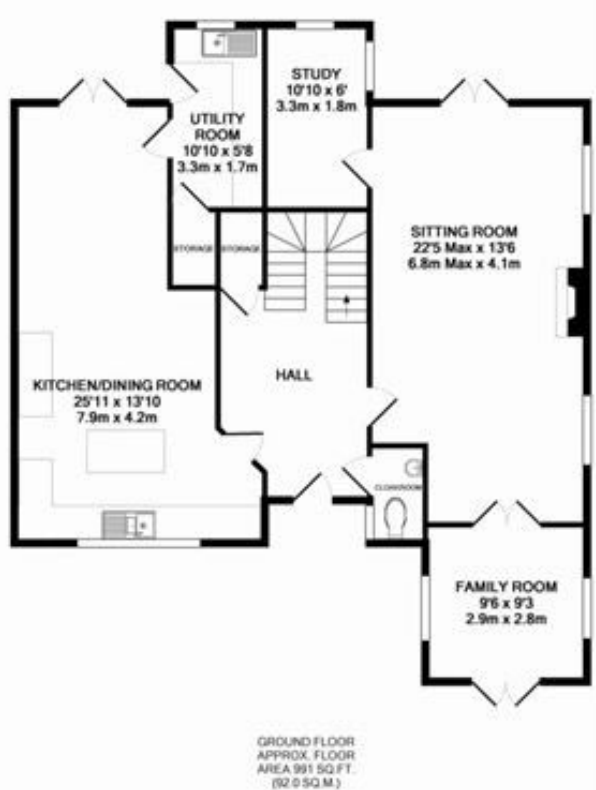
We believe the property is served by mains electricity, oil, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Wiltshire District Council

Ref: Ref: CIR3963/MM/71020121





TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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