



Callows Cross, Callow Hill, Brinkworth
Guide Price £500,000

* NO CHAIN * Envidable Position * Quiet Cul-De-Sac * Large Plot/Gardens * Countryside Living * Stunning

Far Reaching views To The Rear Aspect Over Looking 'Open Countryside' ~ A Detached Family Sized Home With The Footprint Of A 4 Bedroom Property. | Freehold **SOLD**

*** NO ONWARD CHAIN * C.1900 SQ FT / 176 SQ METERS OF SPACIOUS LIVING ACCOMMODATION (Total Measurement Includes The Double Garage) * Further Scope/Potential For Improvement/Extension (S.T.P.P.) * Envious Position With Exceptional Views * Small & Quiet Cul-De-Sac * Large Plot/Gardens * Countryside Living * Stunning Far Reaching Views To The Rear Aspect Over Looking 'Open Countryside' * A Detached Family Sized Home With The Footprint Of A 4 Bedroom Property. Attributes Include: A Large Double Garage With A Large Driveway Providing Ample Off Street Parking For Numerous Vehicles. Three Separate Reception Rooms, 3 DOUBLE BEDROOMS with the simple option of changing it back into a 4 bedroom home, 'Jack & Jill' style bathroom + an additional shower room. This wonderful home is centrally located between the very desirable towns of Malmesbury & Royal Wootton Bassett. Excellent to amenities, superb access to local reputable schools and fantastic access to major road links such as J.16 of the M4 Motorway. To fully appreciate this outstanding property, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

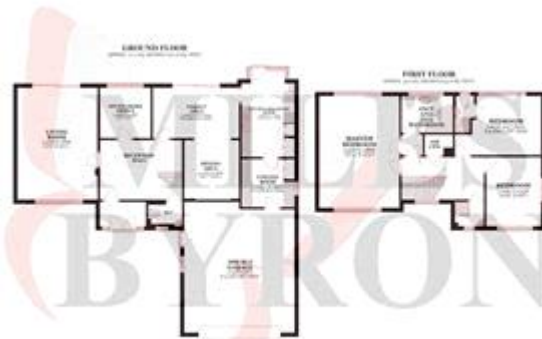
Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA APPROX. 174.4 SQ. METERS (1847 SQ. FEET)



TOTAL AREA APPROX. 174.4 SQ. METERS (1847 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com