



Wood Lane, Brinkworth
Guide Price £620,000

A beautiful & well-presented cottage, 3 BEDROOMS with wonderful rural setting with the added benefit of

*** Proposed planning to EXTEND to 4 bedroom home + triple garage and studio (Ref. PL/2023/02419) *** All Viewings To Commence From Tuesday 15th August 2023 - (By Appointment Only). MILES BYRON are delighted to offer For Sale this both beautiful, charming and well-presented cottage enjoying a wonderful rural setting with the added benefit of beautifully landscaped gardens, which in all extends to approximately 0.7 of an acre, including woodland and the most idyllic open westerly facing country views. This unique property offers both versatile and spacious accommodation with the potential to extend subject to normal planning regulations. The sitting room has a lovely cosy feel with wood burning stove and the generous light and airy dining room has double doors opening out to the stunning gardens. The kitchen is fitted with an extensive range of floor and wall storage cupboards and offers views to the garden and surrounding countryside. A bathroom and useful study area complete the ground floor space. To the first floor there are 3 BEDROOMS with scope for a further bathroom subject to planning permission being granted.

Externally:

The gardens and grounds are a real feature, lovingly evolved by the current owners to create various outside seating areas, a veranda and large decking area along with ponds, generous lawn area and beautiful woodland, all backing onto open countryside with beautiful walks nearby. There is also ample space to extend, develop or simply build a garage (subject to planning permission).

Situation:

In a rural position on the outskirts of Brinkworth, enjoying a secluded but not isolated location, this property is

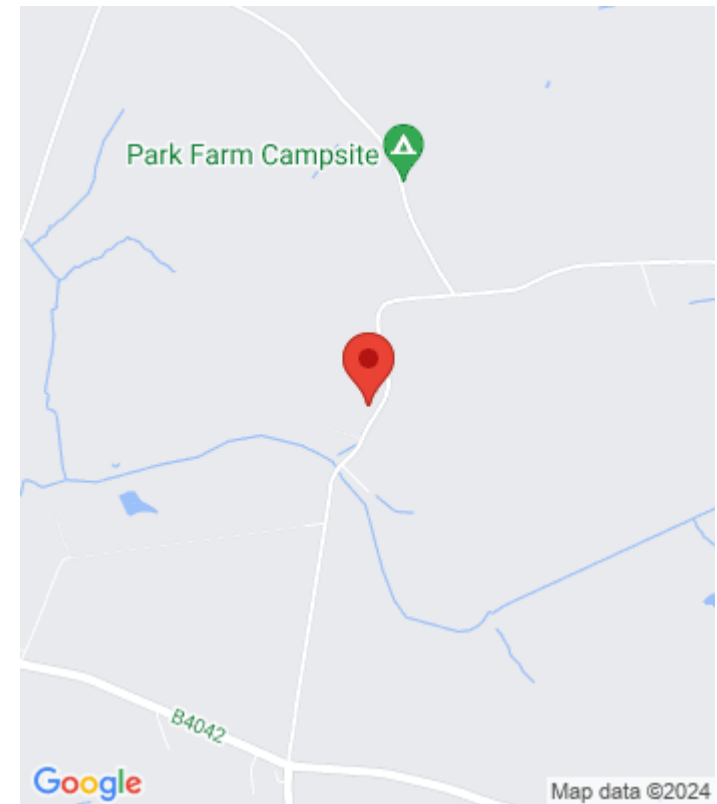
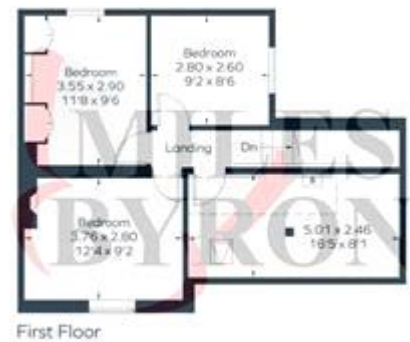
beautifully landscaped gardens, which in all extends to approx. 0.7 of an acre, incl. woodland & the most idyllic open westerly facing country views | Freehold **SOLD**

located close to Webb's Wood famed for its display of bluebells in the Spring and to the many acres of Echo Lodge Meadows which together offer a network of statutory and informal bridle paths and footpaths providing wonderful riding and walking. The historic market towns of Malmesbury, Cirencester and Royal Wootton Bassett are within easy reach and the location is approximately 5 miles from Junction 16 of the M4. Mainline train services from Swindon (10 miles) to London Paddington in 58 minutes.

Tenure: Freehold



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(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.