



BRAYDONSIDE, BRINKWORTH

GUIDE PRICE £550,000 Freehold

MILES BYRON are delighted to offer For Sale this stunningly presented & EXTENDED cottage boasting: 3 BEDROOMS, bathroom + shower room which can be found positioned on an enviable plot with both an idyllic & rural setting & surrounded by exceptional far reaching countryside views over open farmland.

*** ALL VIEWINGS TO COMMENCE FROM MONDAY 28TH JULY 2025 ***

*** BEING SOLD WITH NO ONWARD CHAIN ***

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Situation:

In a rural position on the outskirts of Brinkworth, enjoying a secluded/idyllic but not isolated location, this property is located adjacent to farmland with open countryside views surrounding you. Offering a network of statutory and informal bridle paths and footpaths providing wonderful horse 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

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

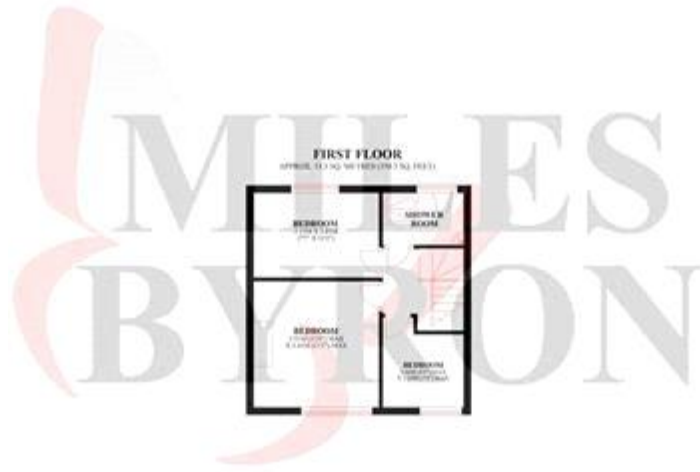
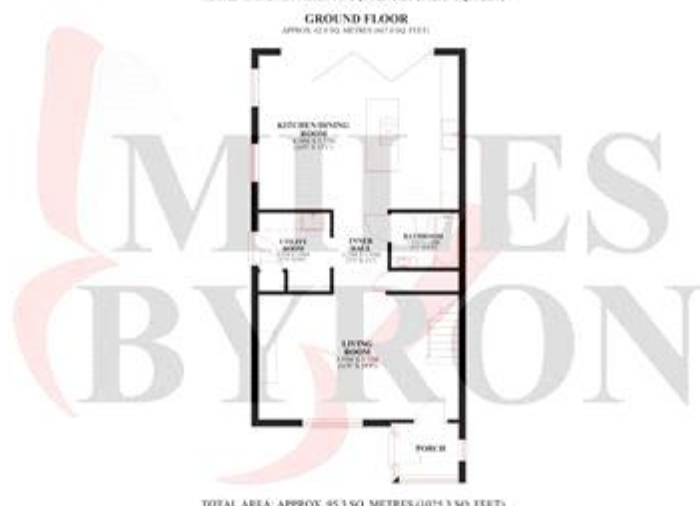
Heating: LPG

Water supply: Mains

Sewerage: Septic Tank



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
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.		



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.