

Sold



4 BEDROOM DETACHED | BROKERSWOOD ROAD, BA14 | GUIDE PRICE £1,000,000



## DESCRIPTION

\*\*\*\*4 DOUBLE BEDROOM DETACHED FAMILY HOME\*\*\*\*WITH OVER 5 ACRES OF LAND\*\*\*\*DETACHED 2 BEDROOM BUNGALOW\*\*\*\*OPEN COUNTRYSIDE VIEWS FROM EVERY WINDOW\*\*\*\*An extended and comprehensively renovated early Victorian four bedroom detached house with additional detached two bedroom bungalow all within formal gardens of just under half an acre with two additional paddocks, one of which is 1.73 acres to the rear and a further level paddock of 2.88 acres. This beautifully presented property provides well balanced accommodation that cleverly combines period charm with contemporary styling, with the backdrop of the stunning Wiltshire countryside viewed in all directions.

The accommodation briefly comprises three reception rooms including a wonderfully light and airy triple aspect sitting room with fireplace, open plan styling from the dining room to a superbly designed kitchen which in turn leads through to a utility room and cloakroom. The reception hallway leads to the first floor landing which provides access to a smartly presented bath and shower room, four double bedrooms with en-suite facilities and built-in wardrobes to the master bedroom.

Pleasantly situated in a semi-rural village location, separated from the South-West fringes of the County Town (3 miles) by the Southwick Country Park, which consists of 380 acres (150 ha) of open fields and the stunning Wiltshire countryside of Brokerswood right on your door step ready to explore. The cottage is well positioned for access to the nearby market towns of Frome (6 miles) and Bradford on Avon (4.5 miles) which offer a comprehensive range of shops, schooling and leisure facilities, whilst the excellent country pub The Farmhouse Inn is within a mile walk.

Tenure: Freehold



Local Authority: Wiltshire Council

Council Tax Band: F (Bungalow annexe is awaiting classification)

EPC Rating: E (Annexe is rated D)

Mains water and electricity connected. Recently installed private sewerage treatment plant. LPG Gas heating.

Agents Note: Under Section 21 of the Estate Agents Act we hereby give notice that the current vendors of this property are related to one of the director's of Appleby & Townend.

The vendors currently earn an income from the paddock to the front of the property which has been approved by the Caravan Club and has hook up points for 6 caravans.

## KEY FEATURES

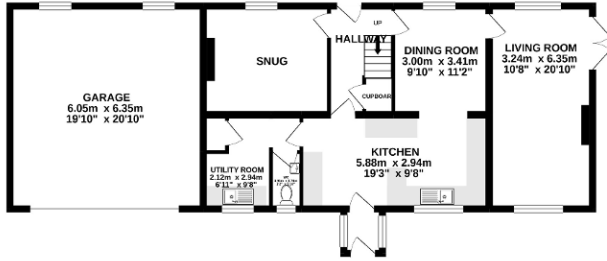
- Extended period cottage
- Four double bedrooms
- Three reception rooms
- Paddocks and grounds of c. 2.25 acres
- Large in and out driveway
- Superb countryside views
- En-suite facilities
- Detached two bedroom bungalow
- Another separate 2.88 acre paddock
- Double garage



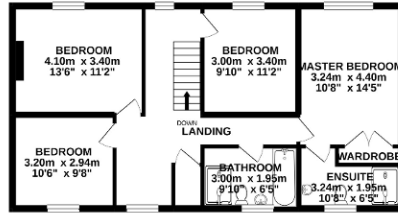




GROUND FLOOR  
116.8 sq.m. (1257 sq.ft.) approx.



1ST FLOOR  
77.0 sq.m. (829 sq.ft.) approx.



GREENHILL COTTAGE GROSS INTERNAL AREA 163.74SQM

TOTAL FLOOR AREA: 193.8 sq.m. (2087 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

## DISCLAIMER

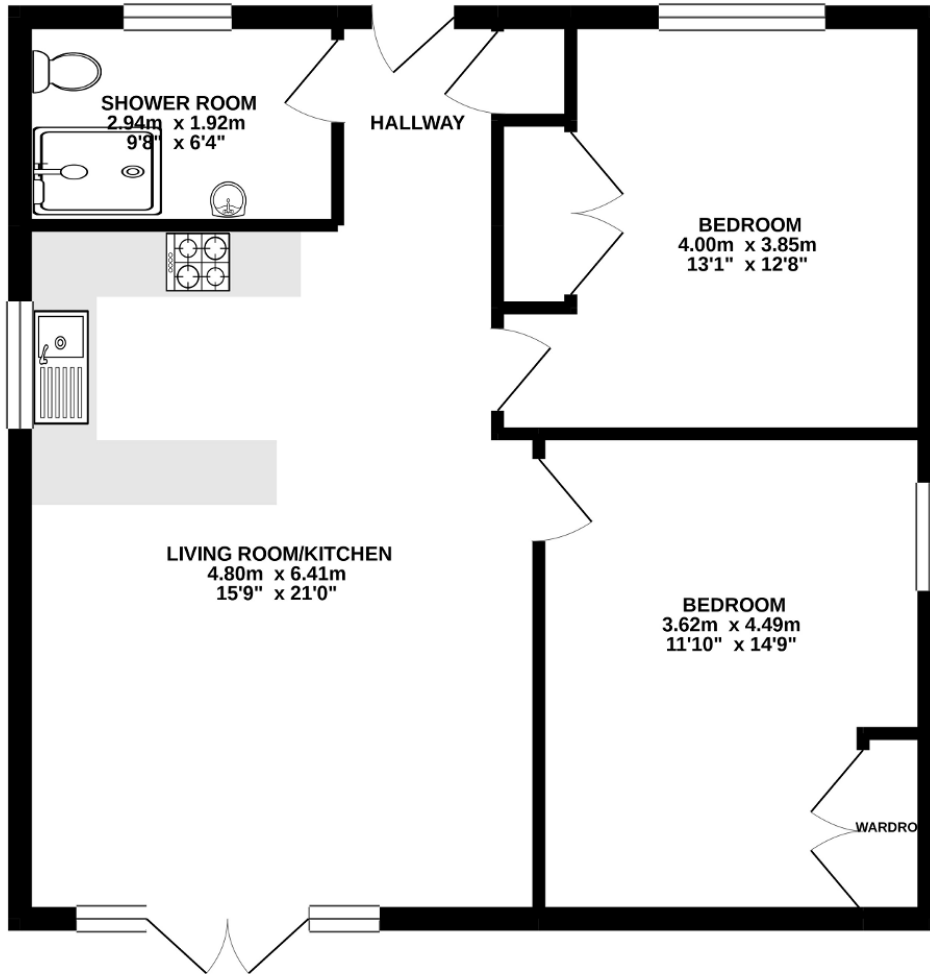
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

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GROUND FLOOR  
70.2 sq.m. (756 sq.ft.) approx.



TOTAL FLOOR AREA: 70.2 sq.m. (756 sq.ft.) approx.

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