



JAMES PYLE^{Co.}



Lodge 4, Woodridge Park, Brinkworth, Chippenham, SN15 5DG

Brand New Home
Open Plan Living
Light and Spacious
Ensuite Bathrooms
Front Garden and Rear Patio
Four Double Bedrooms



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,937 sq ft

£2,500 pcm

‘A stunning, detached brand new home with lovely views over Brinkworth Golf Course. Available early January 2024.’



The Property

DESCRIPTION Lodge 4, Woodbridge Park is a beautifully constructed new home occupying a prime position overlooking the 18th hole at Brinkworth Golf Course. The property has been finished to an excellent modern standard with high specification fixtures and is heated via an air source heat pump. This family sized accommodation spans over two floors and extends to 1937 sq. ft with underfloor heating throughout.

On the ground floor, the entrance hall has stylish tiled flooring which leads you to an impressive open plan living area/ kitchen with bifold doors across the back and lovely views of the golf course. The sleek modern kitchen has a large island and is well equipped with an electric double oven, induction hob, integrated dishwasher and fridge/freezer. There is a double bedroom and ensuite shower room as well as a

sizable utility room with integrated washing machine and tumble dryer and downstairs toilet.

Upstairs, the impressive master suite has a stunning balcony with lovely views with an ensuite shower room. There are two further good-sized double bedrooms and a family bathroom with a bath and walk in shower.

Externally, there is a front garden laid to lawn for easy maintenance, parking for several cars and a rear patio which enjoys immediate views of the golf course. Residents have entitlement to quiet enjoyment of common areas of the golf course.

SITUATION The property occupies a rural location at Brinkworth Golf Club within the popular village which is reputedly the longest in England. Brinkworth has a strong community with an excellent Primary School and village pub/restaurant. Malmesbury is an ancient market town whose High Street has numerous independent shops, pubs and restaurants, a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. Royal Wootton Bassett similarly has a good range of shops and facilities. The M4 motorway (J16) is 6 miles away and provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are

available from Swindon (Paddington in about 60 minutes).

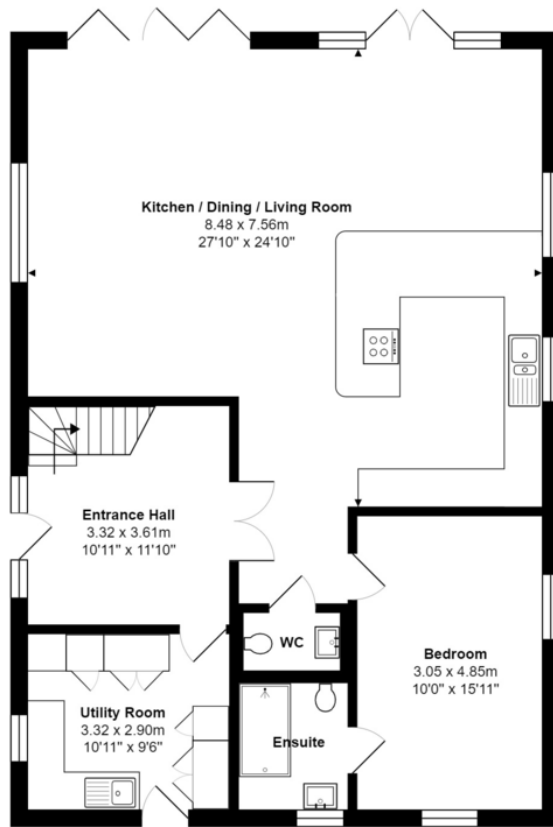
Directions

Follow the postcode. it will take you to the golf course. Head towards the club house and locate the property on the left hand side.

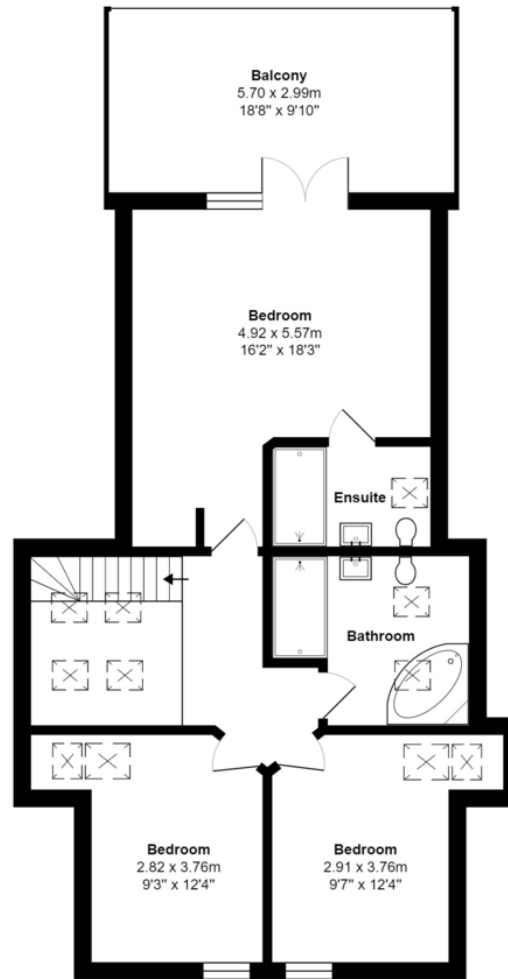
Local Authority
Wiltshire Council

Council Tax Band
F £3,034





Ground Floor



First Floor

Total Area: 179.9 m² ... 1937 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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