



JAMES PYLE & CO



The Old Police House, The Street, Brinkworth, Chippenham, Wiltshire, SN15 5AA

Attractive detached period home  
Flexible family sized accommodation  
Beautifully presented  
4 bedrooms, 3 bathrooms  
2 large reception rooms and home office  
Light filled kitchen/breakfast room

Approximately 2,136 sq ft



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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£2,400 pcm

‘Backing onto fields with far-reaching countryside views, this pretty double fronted detached period home boasts family sized accommodation of some 2,136 sq.ft.



### The Property

**DESCRIPTION** The Old Police House is a very attractive detached period home set in the heart of Brinkworth just a short walk from the pub and primary school. With a pretty, double fronted Cotswold stone elevation under a slate roof, the property was formerly home to the village police constable with today's study forming the office. The property backs onto superb open countryside and the accommodation has been thoughtfully designed to take full advantage of the far-reaching views. The property has been upgraded with underfloor heating in both the study, kitchen and principal bedroom, a brand new wood-burner, and has recently been tastefully redecorated through in Farrow & Ball colours.

On the ground floor, there is a spacious dual-aspect living room with a wood-burner and double doors spilling to the rear garden. Across the entrance hall, there is a further reception room also featuring a fireplace. The extended kitchen is open plan to a breakfast area featuring a high ceiling above and uninterrupted views over the garden and adjoining field. The kitchen is fitted with timber units beneath granite work surfaces. The home office/study is arranged to the side benefitting from a separate entrance, whilst to the rear there is utility room and WC. On the first floor arranged around the spacious landing there are four good-sized bedrooms. The principal bedroom benefits from ample fitted wardrobes across one wall and a modern en-suite shower room. The family bathroom is fitted with a separate shower and jacuzzi bath.

The Old Police House is set behind high hedging screening the road and double five-bar electric timber gates. There is gravelled parking for numerous vehicles in addition to a detached garage which has an adjoining storeroom/workshop at the rear. The garden is laid mostly to lawn with timber fencing partitioning the field which provides a lovely outlook and feeling of borrowed open space. There is a patio terrace landscaped to join the rear of the property.

**SITUATION** Brinkworth is reputed to be the 'longest village in England' and is located between Malmesbury and Royal Wootton Bassett. The village has an excellent primary school and public house as well as parish church and village hall. A village market happens every two weeks, and the local dairy delivers milk on a

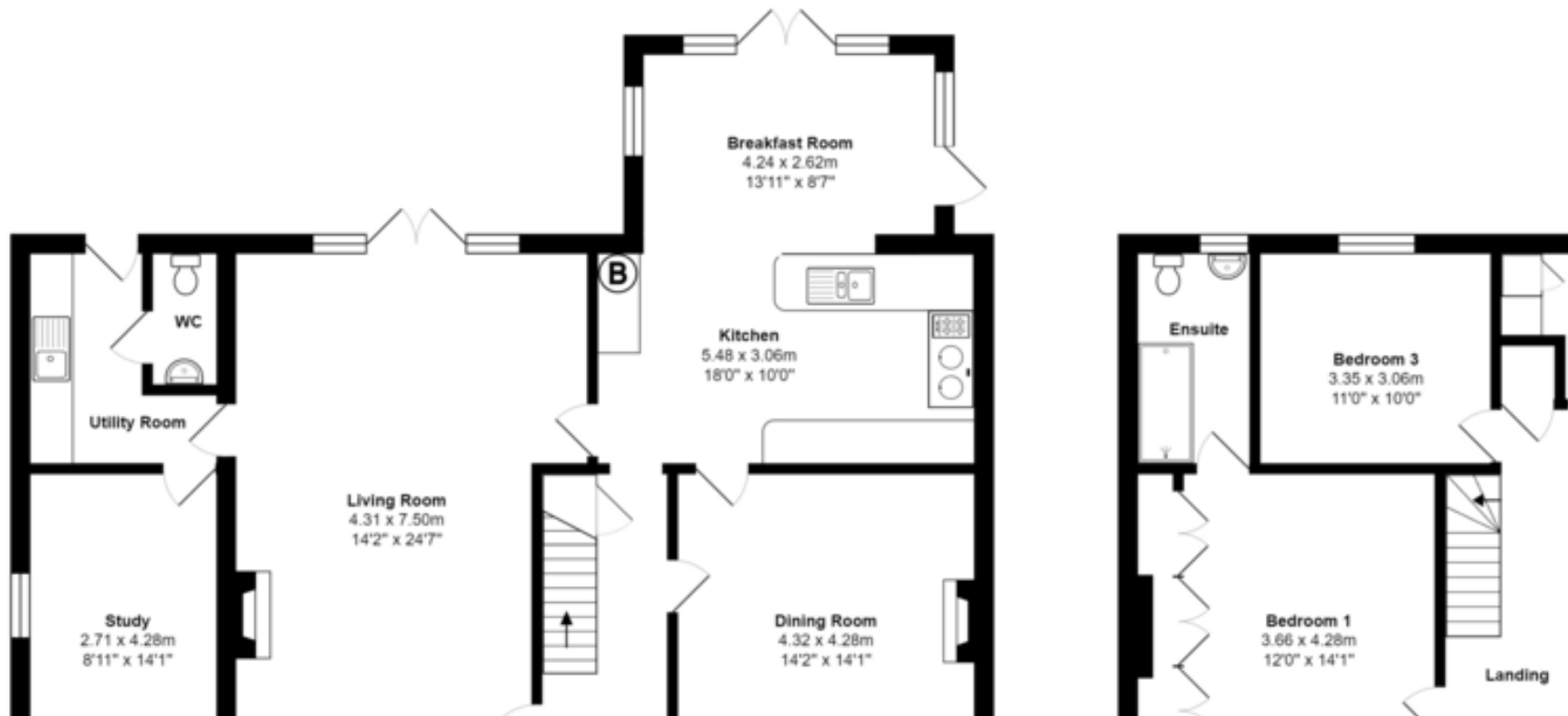
weekly basis along with its cheese, cream and other produce it sells. A strong community spirit provides many village events activities throughout the year whilst Malmesbury and Royal Wootton Bassett provide a wide range of facilities, schools and recreational facilities.

Junction 16 of the M4 is very convenient being only 6 miles away whilst there is easy commuter access to Bath, Bristol, Swindon and Cirencester. There are regular mainline services from Swindon, Kemble and Chippenham to London Paddington taking just over 60 minutes.

### Directions

From Malmesbury, follow the B4042 to Brinkworth village. Enter the village continuing along the road and locate the property on the left hand side just after St Michaels Close and before the turning into School Hill opposite. Sat nav postcode SN15 5AA. What3words: ///troll.spaking.kicked





The Old Police House has an EPC exemption.

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