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Bradenstoke, SN15 4ES

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- **\*\*OPEN DAY - SATURDAY 27th SEPTEMBER**
- 10am - 2pm\*\*
- Beautiful Private Rear Garden
- Living Room With Wood Burning Stove
- Stunning First Floor Shower Room
- Useful Loft Room
- Three Bedroom Cottage
- Entrance Lobby
- Kitchen/Breakfast Room
- Window Shutters Throughout
- Driveway Parking

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## Bradenstoke, SN15 4ES

£350,000

**\*\*OPEN DAY - SATURDAY 27th  
SEPTEMBER 10am - 2pm\*\***

Come and visit this charming and tastefully presented three bedroom cottage offering delightful accommodation and a truly exceptional garden, located in the heart of the village of Bradenstoke.

Upon entering, you're greeted by an entrance nook with a partition wall creating a subtle divide from the main sitting room, while still allowing open access to the stairs. The sitting room features a cosy wood-burning stove with a well-appointed kitchen to the rear complete with breakfast bar, ideal for everyday dining and entertaining alike. Upstairs, there are three bedrooms served by a modern and stylishly finished shower room. Throughout the home, carefully chosen wooden window shutters

add character and a cohesive design touch.

For added versatility, a loft storage room is accessed via a pull-down wooden ladder, providing a useful additional space.

Externally, the rear garden is a real highlight, beautifully established with shaped flowerbed borders, a central lawn, and a secluded patio seating area complete with summer house, creating a peaceful haven for relaxation or hosting guests.

Further benefits include oil-fired central heating (as the village is without mains gas), mains drainage, and a two-car driveway to the side of the property. For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2047.85  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

Heating - Oil

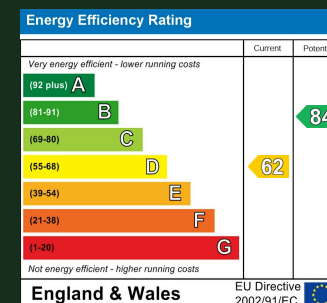
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)









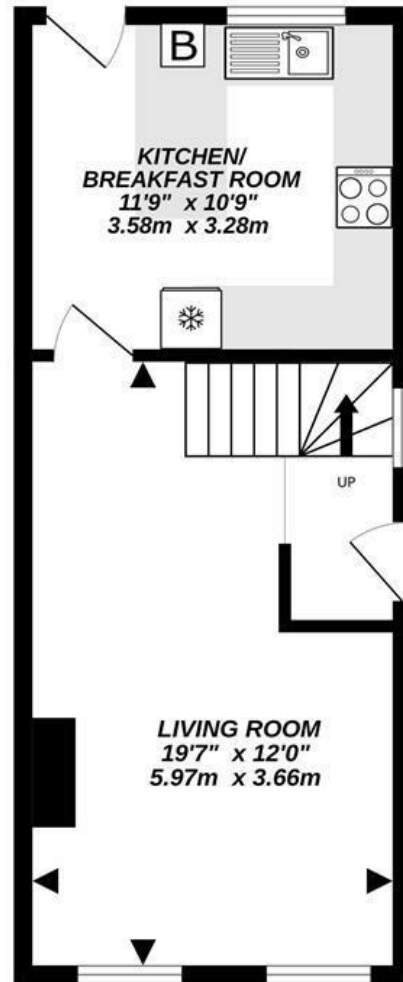




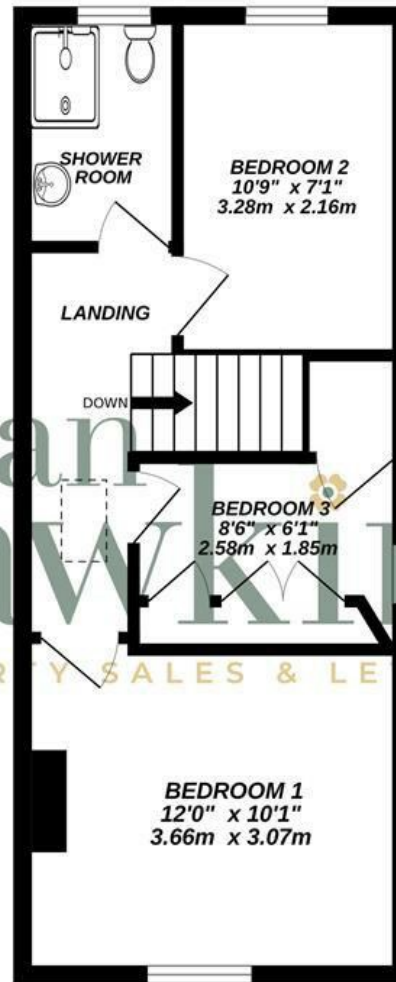




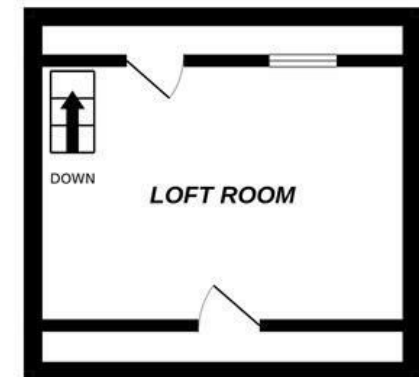
GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR  
134 sq.ft. (12.5 sq.m.) approx.



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720 SQ FT EXCLUDING LOFT ROOM

TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) 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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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

