



alan  
hawkins

The Common, Brinkworth, SN15 5DT

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

alan  
hawkins  
PROPERTY SALES & LETTINGS



- 
- A photograph of a stone house with a paved driveway and a blue bench. The house is made of light-colored stone blocks and has a dark brown downspout. A blue wooden bench and a small table are on the left. The driveway is paved with light-colored stones and leads to a green lawn. In the background, there are trees and a cloudy sky.
- Spacious Four Bedroom Detached Family Home
  - Extensive Block Paved Driveway
  - Three Reception Rooms
  - Utility Room & Cloakroom
  - Private Southerly Facing Garden

- Detached Double Garage
- Air Conditioned Conservatory
- Kitchen/Breakfast Room
- En-Suite Shower Room
- Over 2000 sq ft of property

alan  
hawkins



# Carinya The Common Brinkworth, SN15 5DT

£699,995

Set within a small private close in a rural location, this spacious four-bedroom detached family home enjoys generous accommodation, a detached double garage, and an extensive block-paved driveway with open views across a neighbouring paddock.

Inside, a welcoming entrance hallway links the ground floor accommodation, which includes a study/office, utility room, cloakroom and kitchen/breakfast room with integral appliances. The kitchen sides onto the dining room offering excellent potential to be opened up into a larger kitchen/diner/family room. The 20ft bay-fronted living room provides an ideal family space and flows through to a brick-based conservatory, recently fitted with an air conditioning unit for year-round comfort.

The first-floor landing leads to four good bedrooms, all with fitted wardrobes, and a family shower room, with the principal bedroom benefitting from its own en-suite shower room, both bathrooms designed and fitted by David Charles

Design, a local company of excellent repute.

Outside, the property offers excellent parking with a wide block-paved driveway and detached double garage with two recently replaced (2023) electric up and over doors, power, lighting and a personal door from the rear garden.

The rear garden is a particular feature, enjoying a private and southerly aspect, beautifully landscaped with patio seating areas, mature flower borders, a greenhouse and garden lighting, including subtle low-level lighting to the conservatory.

Further benefits include modern uPVC double glazing (2023) and oil-fired central heating, making this a well-appointed family home in a desirable private setting.



### Viewings

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

### Council Tax: Wiltshire Council

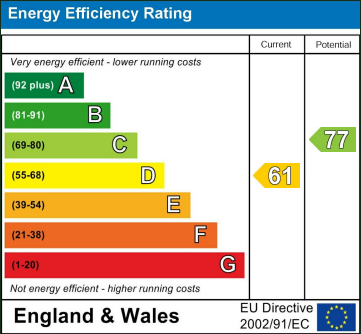
Tax Band F For year 2025/26 = £3337.48  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

Heating - Main House - Oil  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Internet - Up to 76\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)









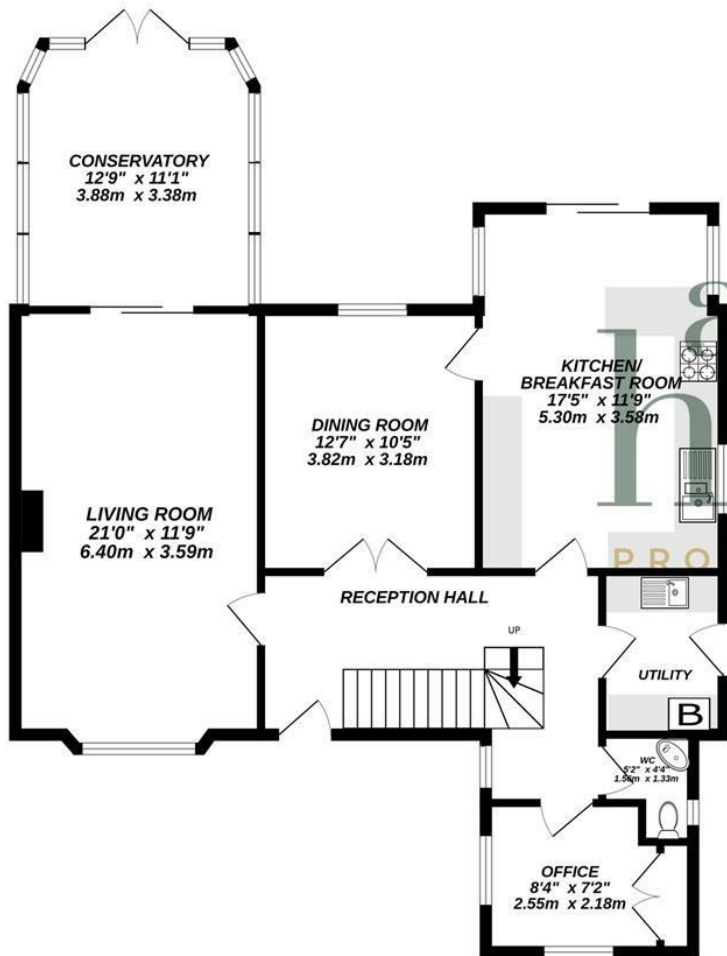








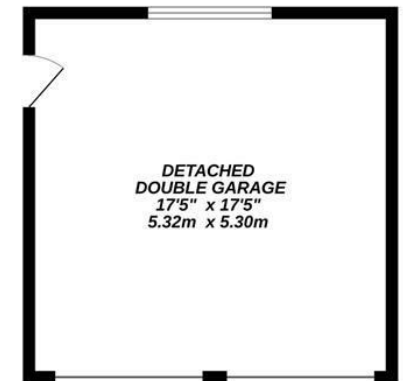
GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



DOUBLE GARAGE  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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.

Made with Metropix ©2025

# alan hawkins

PROPERTY SALES & LETTINGS

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

## Alan Hawkins

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

**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.



 safeagent

