



The Street, Brinkworth, SN15 5AF  
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- Impressive Executive Family Home
- 5 Bedroom Detached House
- Private Gated Driveway
- Internal Lift Access To First Floor
- Attached Annex Potential
- Over 5000sq ft of Accommodation
- Beautifully Landscaped Surrounding Gardens
- Detached Double Garage
- Bedrooms With En-Suites & Balcony's
- No Onward Chain

# 'The Rectory, The Street Brinkworth. SN15 5AF

**£1,600,000**

An exceptional and individually designed five-bedroom detached residence, beautifully positioned within the sought-after village of Brinkworth and set amidst approximately one acre of mature, landscaped grounds. Behind a large gated entrance and generous driveway with detached double garage, this outstanding home offers an impressive combination of contemporary luxury and versatile living.

A grand entrance hall with feature oak staircase and cloakroom leads through to a generous reception room with front facing aspect, ideally for use as a home office, study, or cinema room, complete with acoustic ceiling tiles. Beyond lies the hub of the house being the impressive Kitchen/family/living room an expansive, light-filled space with twin sets of tri-folding doors seamlessly connecting to the garden and flowing into a quality and tasteful kitchen/dining area. The generous array of units comprise a central island and a full complement of integrated appliances, while a discreet galley utility room provides additional storage and laundry facilities.

Adjoining the principal living areas are two further reception rooms, currently arranged as a games room and gym, offering exceptional flexibility. To the far wing of the property, a beautifully designed annex-style suite provides independent living space with its own open-plan kitchen/lounge featuring a breakfast bar, garden access, and private

staircase leading to a generous fifth bedroom with en-suite shower room perfect for guests or multigenerational living.

A bespoke lift offers convenient access to the first floor, where a gallery-style landing leads to a luxurious family bathroom with both bath and separate double shower. Four further double bedrooms each enjoy an en-suite shower room, with the master and second bedroom also benefiting from tri-folding doors opening onto individual glass-fronted balconies that overlook the grounds.

The landscaped gardens are a true highlight, incorporating an extensive composite deck with sunken hot tub, sloping access ramps to a stylish snug or party room, and a delightful pavilion. The grounds extend to include manicured lawns, decorative borders and planters, a patio, greenhouse, and an orchard all securely enclosed for privacy and tranquillity.

Finished to an exceptional level of outstanding craftsmanship rarely seen, a truly unique opportunity to acquire a home of this calibre in such an enviable rural setting.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band G For year 2025/26 = £3850.93

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold

**Heating - Main House - Oil**

**Electric - Mains**

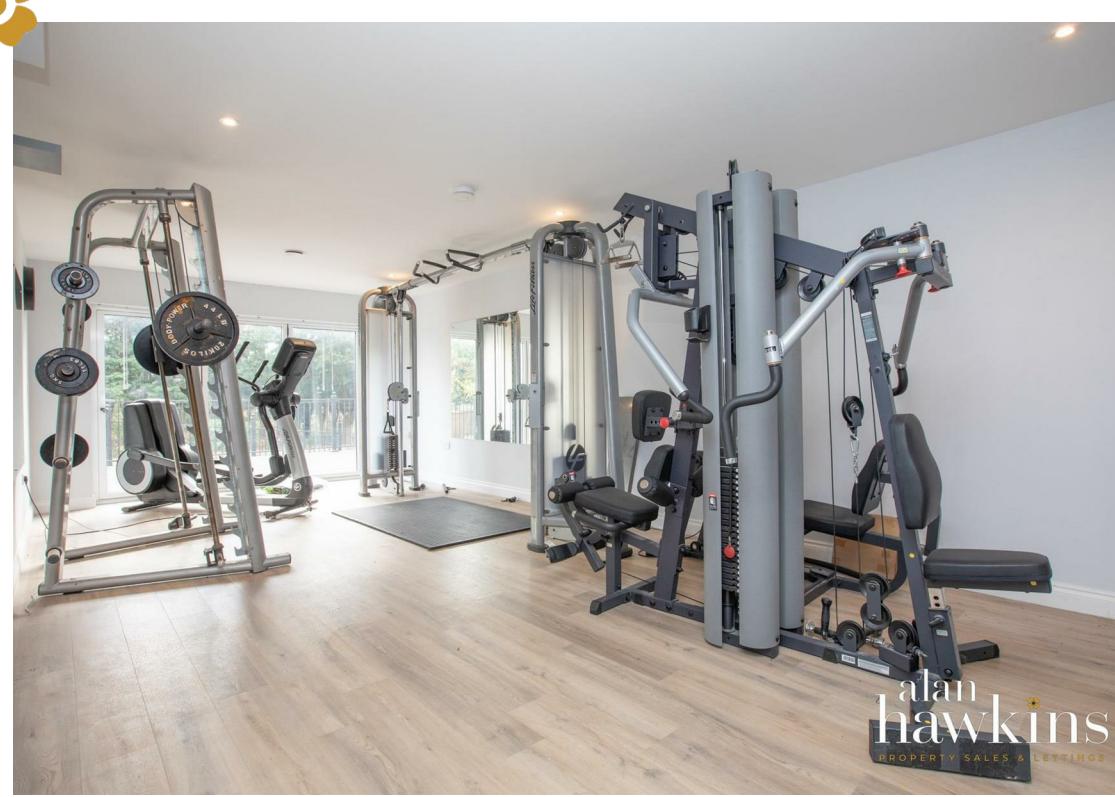
**Water - Mains**

**Drainage - Mains**

**Internet - Up to 900\* Mbps available download speed**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**Energy Efficiency Rating  
(England & Wales)**

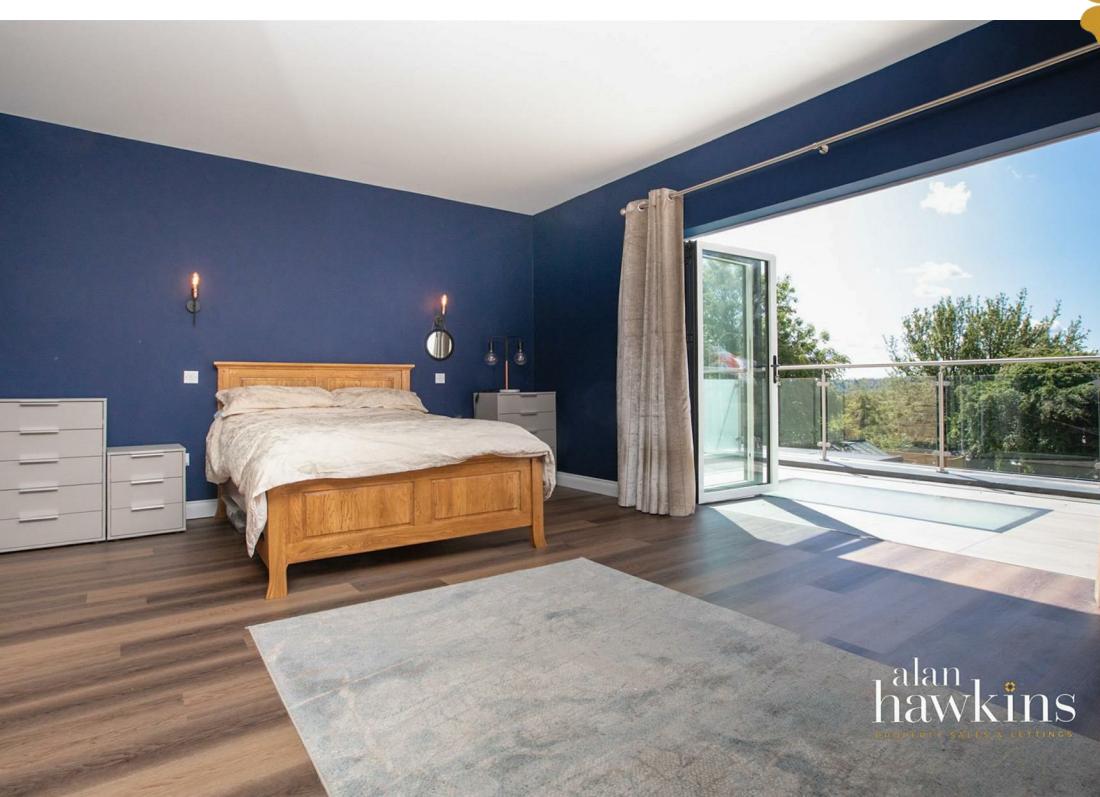




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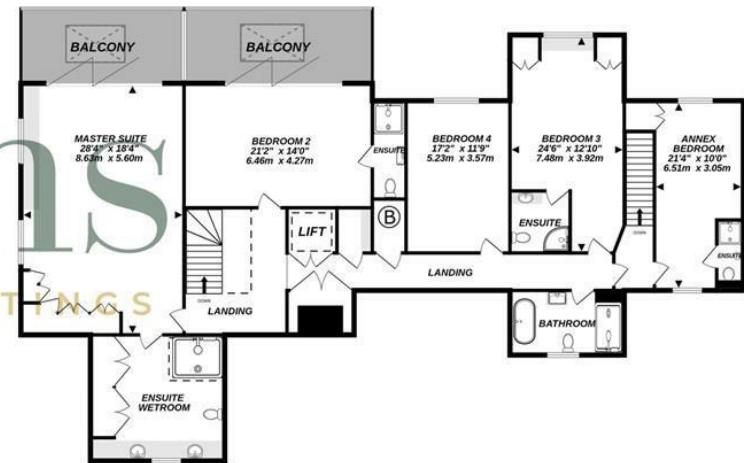
**GROUND FLOOR (EXC.  
GARAGE)**

3038 sq.ft. (282.2 sq.m.) approx.



**1ST FLOOR (EXC.  
BALCONIES)**

2384 sq.ft. (221.4 sq.m.) approx.



**TOTAL FLOOR AREA : 5422 sq.ft. (503.7 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.

