

The Common, Brinkworth, SN15 5DT

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PROPERTY SALES & LETTINGS



- 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

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Carinya The Common
Brinkworth, SN15 5DT

Offers in excess of £650,000

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

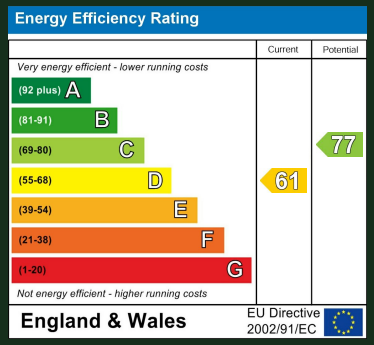
Tax Band F For year 2025/26 = £3337.48
For information on tax banding and rates, please call Wiltshire Council

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)




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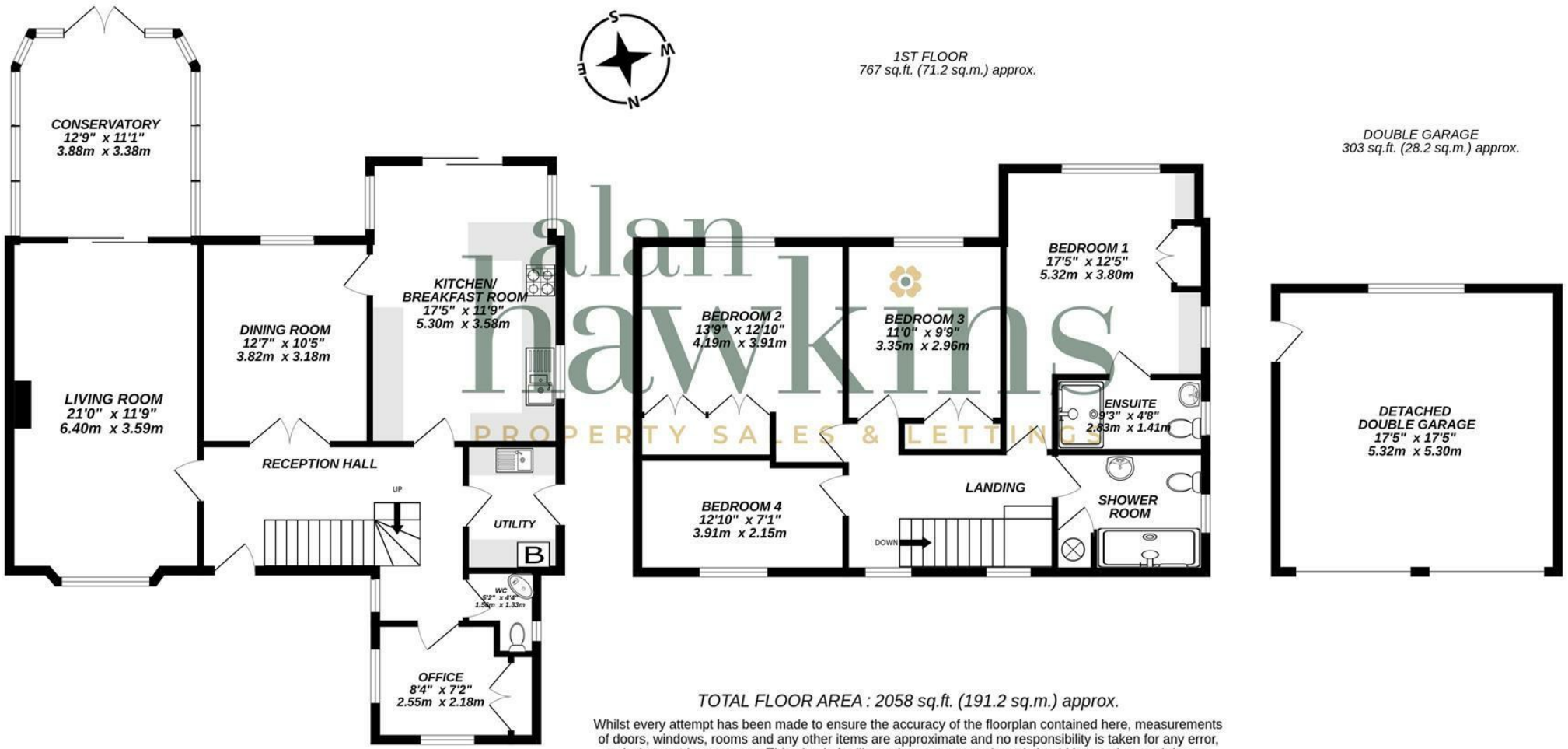

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GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



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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.

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