

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



Shoemaker Lane, Brinkworth

Price Guide £575,000

Well-presented extended detached family home (1960 sq ft) in a lively village offering spacious accommodation ideal for family living

Entrance hall, sitting room, dining room, conservatory. Kitchen with quality appliances, utility, cloakroom. Master bedroom with en-suite, 3 further bedrooms, study/dressing room, family bathroom.
Garage with generous driveway parking, gardens to front and rear.



www.blount-maslin.co.uk



Shoemaker Lane, Brinkworth

The Property

Immaculately presented, extended 4 bedroom detached home, loved by the same family for nearly 50 years, located in a cul-de-sac in the heart of a village known for its strong sense of community. Individually designed and one of only two built in 1978, it sits centrally on a generous plot. The house features a bright entrance hall with access to a welcoming sitting room, cloakroom, a separate dining room with access to a conservatory overlooking the garden, a well-equipped kitchen, and a substantial utility room. Upstairs are four good-sized bedrooms, a study/dressing room, a family bathroom, and an en-suite.

Outside, the paved driveway provides ample parking for several vehicles and a garage. The garden, thoughtfully laid out, offers an ideal space for growing vegetables and flowers, with plenty of scope to create a peaceful outdoor haven.

Combining generous living space with the convenience of village life, this attractive home is perfectly positioned to enjoy all that the community has to offer.

General

Mains water, electric and drainage are connected. The oil-fired boiler supplies central heating and hot water. Solar panels also contribute to the supply of electricity and hot water. Wiltshire Council Band F - £3,505.16 for 2026/27 EPC rating 73 C

Malmesbury

Brinkworth lies roughly midway between Malmesbury and Royal Wotton Bassett, both catering for schooling and everyday shopping requirements. Nearby both Swindon and Chippenham railway stations have fast trains to Paddington (60-70 mins). The nearest airport is at Bristol and London Heathrow is within easy reach along the M4. Junctions 16 and 17 of the M4 are readily accessible and provide access to the major employment centres of Bristol, Bath and Swindon. The village has

a public house, nursery and primary schools, a church and golf course.

Malmesbury has recently been voted Best Town in the South West in 2026. A vibrant market town and home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park.

The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN15 5AG

From Malmesbury head east towards Royal Wootton Bassett on the B4042. Proceed through Brinkworth, passing The Three Crowns and village hall. At the bottom of the hill, take a left turn signposted Shoemaker's Lane and the property is the third house on the left.

