BLOUNT & MASLIN

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Poachers Pocket , Brinkworth

Price Guide £825,000

** UNEXPECTEDLY RE-AVAILABLE** A spacious detached period home (1981 sq ft) with 3 paddocks and generous gardens, in all approximately 2 acres, nestled in delightful semi rural location.

4 double bedrooms, 2 bath/shower rooms.
Kitchen/breakfast room, sitting room, dining room, snug, boot room, utility room.
Detached double garage, numerous outbuildings, including stables and workshop.







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The Property

This detached property, which dates back to the early 1800s and was later extended by the current owners, has been in the same ownership since 1980. Offering spacious accommodation and significant potential, the house would now benefit from updating throughout and sits within grounds of approximately 2 acres, including three paddocks and generous, well established gardens. A large detached double garage is complemented by a range of outbuildings, including stables, a workshop, and former pigsties - all offering scope for conversion to ancillary accommodation, home office, or studio space (subject to planning permission). The grounds also include an orchard with numerous mature fruit trees, and a separate vegetable garden with raised beds.
An ideal opportunity for those looking to update a character property with land and versatile outbuildings.

General

Mains electric and water, private drainage. An oil fired boiler provides central heating and domestic hot water. Council Tax band F - £3,505.16 for 2026/27. EPC rating band F - 30

Brinkworth

Brinkworth lies roughly midway between Malmesbury and Royal Wootton Bassett, both catering for schooling and everyday shopping requirements. Nearby both Swindon and Chippenham railway stations have fast trains to Paddington (60 -70 mins) and the nearest airport is at Bristol. 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 school, a church and golf course.

Directions to SN15 5AW

From Malmesbury head east towards Royal Wootton Bassett on the B4040. Continue through the village, past the pub, up the hill and round the left hand bend. Take the second turning on the left into Stoppers Hill and the property is on the left hand side, denoted by our 'for sale' board'.

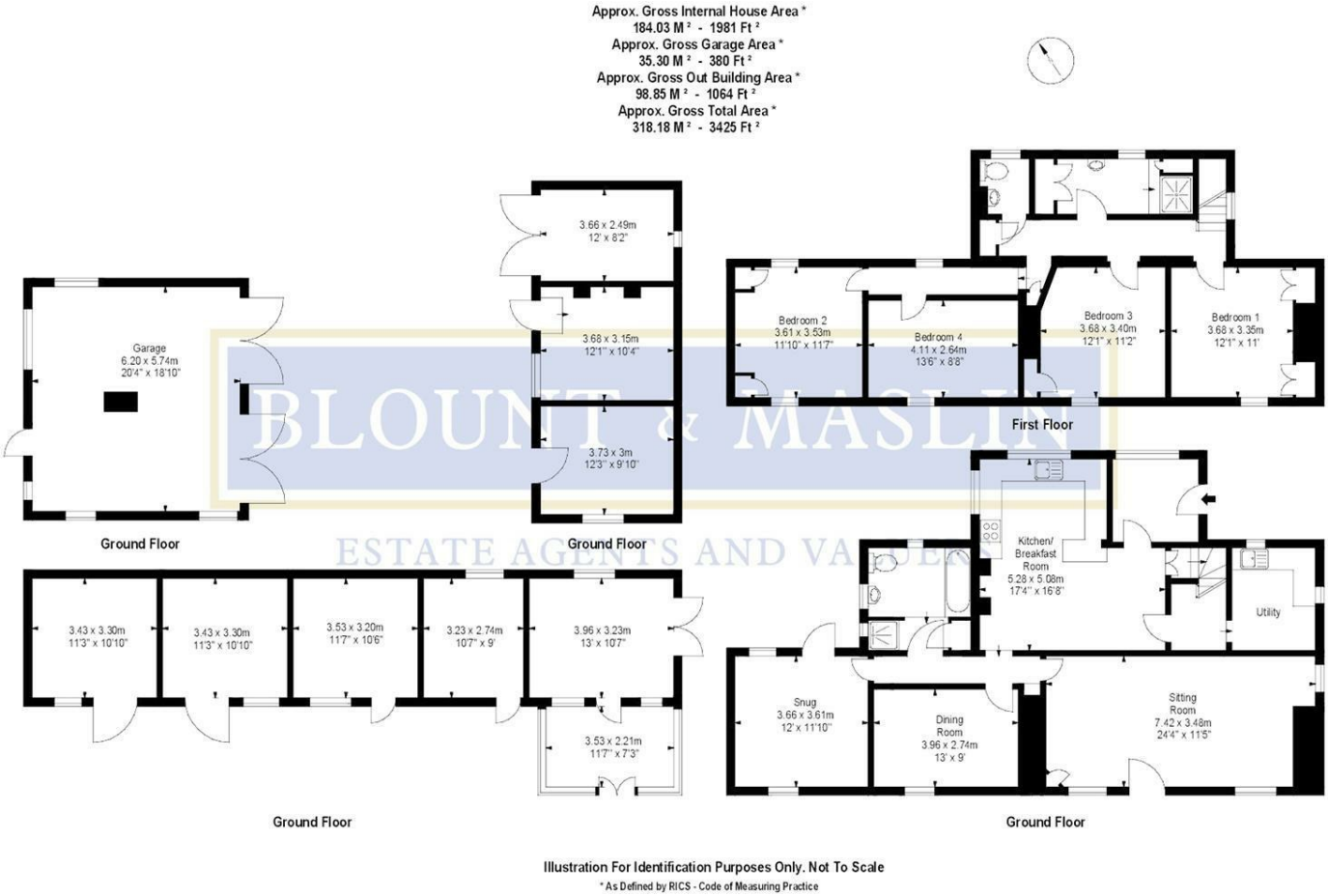


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.