

richard
james



The Old School House, School Hill, Brinkworth, SN15 5AX

Offers Over £485,000



IN A NUTSHELL

 **4**
 **1**
 **2**

An exquisite former School House dating all the way back to 1864 having been extended and much improved by the current owners. Occupying a commanding elevated position with far reaching views and presented beautifully this is one not to be missed.

We always tell buyers most buy on emotion and 'wanting' to live in the house, well this is one you will WANT to live in. Tastefully updated whilst still retaining old features and charm the house has lost none of its original character in the process.

Accommodation wise the house boasts a stunning open plan kitchen/dining room with bespoke units, vaulted ceiling, and French doors onto the rear garden. The room serves as the central hub of the house and you will spend so much time in here. You also have a separate utility and shower room plus a lovely sitting room with log burner plus a further room that makes a great study or bedroom four if needed.

Upstairs are three good sized bedrooms all with character and a lovely outlook plus a four piece family bathroom.

The gardens are well stocked and tendered with scope to rearrange as required for the green fingered amongst us. Further to the front is off road parking and gated access to steps to the house. Beautiful, beautiful, beautiful!

Welcome home.....

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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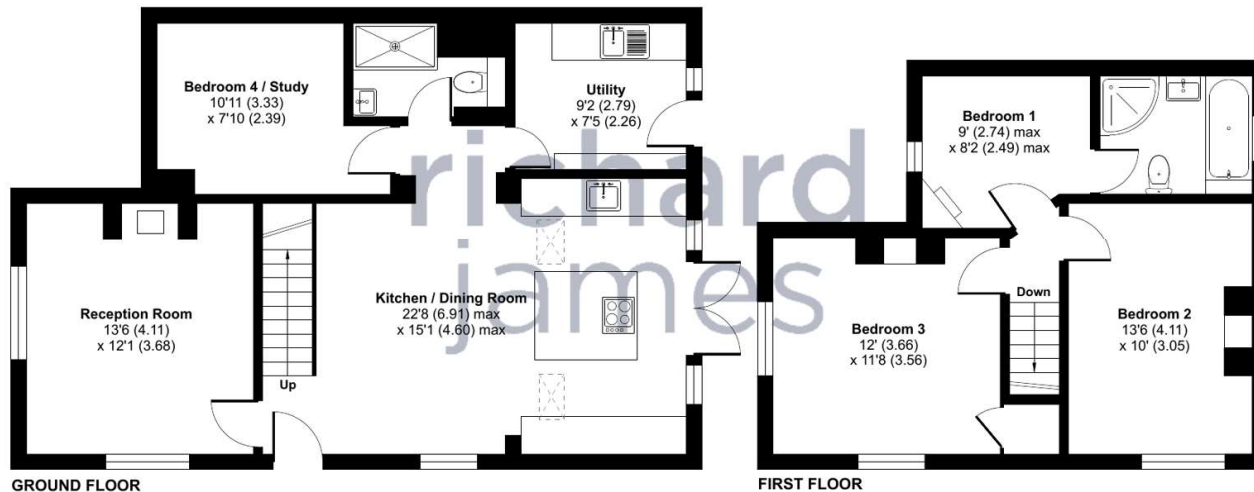
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Find me on [incentivised.com/Luke Humphries](https://www.incentivised.com/LukeHumphries)

Approximate Area = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1111171

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