

# PerryBishop

PROPERTY MADE PERSONAL



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**Box Bush House**, Brinkworth, Chippenham, Wiltshire, SN15 5AJ



# Box Bush House,

Brinkworth, Chippenham, Wiltshire, SN15 5AJ

## Key Features



5  
Bedrooms



2  
Bathrooms



3  
Receptions

- Georgian Grade II listed detached home
- Sweeping driveway leads to a double garage
- Impressive dining room
- Cosy sitting room with open fire
- Utility / cloakroom
- Contemporary kitchen with garden room adjacent
- Character features
- Enclosed large garden, mainly laid to lawn

## About the property

Box Bush House is a Grade II listed detached home, partially Georgian, partially Queen Anne and set within sweeping grounds with beautifully proportioned rooms and many period features.

Approached into a striking entrance hall with a staircase curving to the first floor, the drawing room overlooks the front with an open fireplace and wooden flooring which is a feature throughout the house. On the opposite side is the dining room with a feature fireplace a doorway leading into the kitchen. This original part of the house alludes to the houses past, believed to be a bakery so the kitchen has exposed red brick walls and a stainless steel work surface throughout. Beyond the kitchen is a useful storage room/boot room which leads into the garden. A light filled study is the perfect place to work from home, with windows overlooking the garden and access to a laundry room with a downstairs cloakroom.

Upstairs on the first floor there are three beautifully sized bedrooms, all with large windows overlooking the gardens, an oversized bathroom has a bath in the centre of the room and a separate shower. Adjacent is a walk-in airing cupboard.

A discreet staircase leads to a mezzanine floor where there are two open plan rooms, perfect for a teenage den, storage, or a snug area. Stairs lead to the second floor where there are two beautiful bedrooms with a modern bathroom in between.

Outside a gated sweeping driveway leads past an oak built double garage with a useful room above, versatile enough to be a home office or additional accommodation. The garage below has automatic double doors. There are stables adjacent which are being used for storage but did have planning permission to convert into an annexe.

The house sits amongst grounds with mature trees and shrubs, several fruit trees and is mainly laid to lawn with a patio close to the house. There is ample parking close to the house.

## Amenities

Occupying a quiet position in Brinkworth, the longest village in England. Local facilities include a primary school, nursery, church and a public house famous for its good food. Brinkworth lies four miles east of the historic market town of Malmesbury, which is reputed to be the oldest borough in the country. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon





pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

### Directions

From our office in Tetbury take the third exit off the roundabout into Market Place, follow the road into Silver Street and continue out of the town. At the first roundabout take the first exit to Filands, follow the A439 towards Chippenham until the Burton Hill roundabout. Take the first exit onto the B4042 into Brinkworth, follow the road around to the left. The drive is the third one after Farm Hill House, on the left hand side.

What3words

///learn.sway.website

### Services & Tenure

The tenure is Freehold. Mains drains, oil, and electricity are connected.

### Local Authority

Wiltshire Council

Council Tax Band: G

### Our reference

TET/HP/RN/02112023

### We'd love to hear from you

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# Box Bush Brinkworth, Wiltshire, SN15

Approximate Area = 2832 sq ft / 263.1 sq m

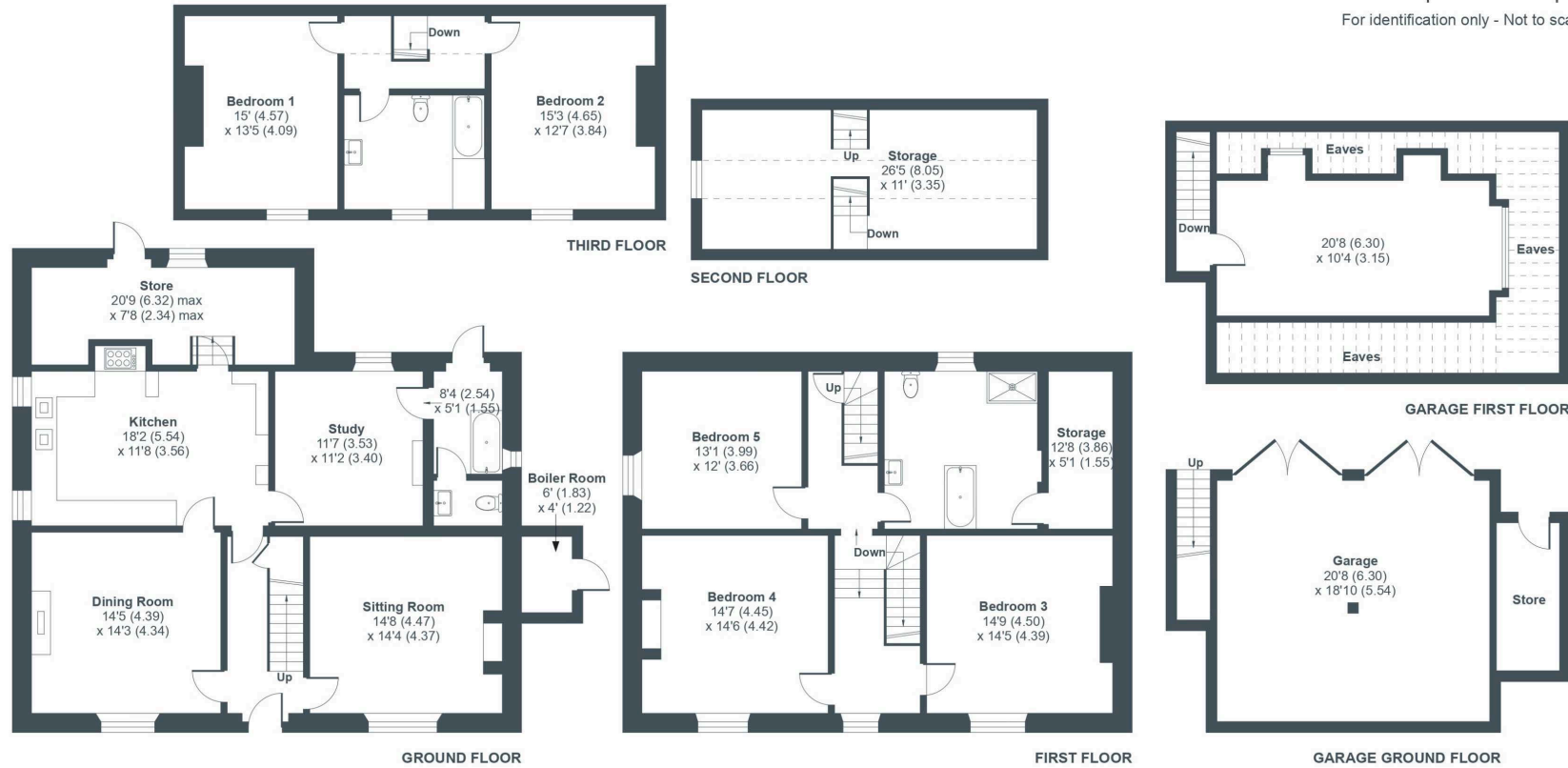
Limited Use Area(s) = 525 sq ft / 48.8 sq m

Garage = 695 sq ft / 64.6 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 4127 sq ft / 383.4 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). © nichecom 2023. Produced for Perry Bishop. REF: 1005534







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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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