

SOUTHLANDS

BRAYDONSIDE, WILTSHIRE



savills

SOUTHLANDS

A SPACIOUS DETACHED HOUSE IN A
DESIRABLE LOCATION WITH FAR REACHING
VIEWS ACROSS ITS OWN LAND

Royal Wootton Bassett 4 miles ♦ M4 Junction 16 6 miles
♦ Kemble Station 7 miles ♦ Malmesbury 7 miles
♦ Tetbury 12 miles ♦ Cirencester 14 miles

Large entrance hall ♦ Kitchen/breakfast room ♦ Dining room
♦ Sitting room ♦ Utility ♦ Cloakroom ♦ Study area
♦ 4 Bedrooms ♦ 3 Bath/Shower rooms ♦ Workshop
♦ Double garage ♦ Landscaped gardens
♦ Terrace ♦ Stables ♦ Outbuildings

SITUATION

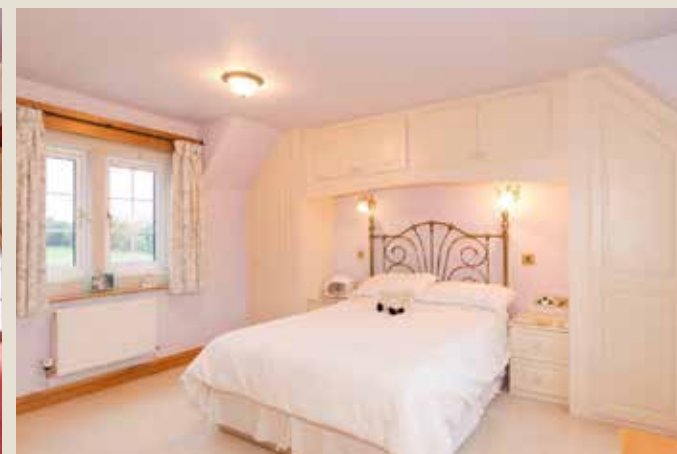
Southlands is positioned in a small hamlet perched on the edge of the village of Brinkworth, in an elevated position overlooking fields in a southerly directions. Brinkworth lies halfway between Malmesbury and Swindon on the B4042 and is reputed to be the longest village in Britain, being some 7 miles long. The village has an active community, a parish church, primary school, nursery and The Three Crowns public house; More shops and services are found in Wootton Bassett, 3 miles away. The property is ideally located for access to the M4 Motorway at either junction 16 or 17, putting both Swindon and Bristol in easy reach. Mainline rail services are available at Swindon (London Paddington c.55 minutes).

DESCRIPTION

Southlands is a well proportioned family home set within approximately 17 acres which include a mix of pasture land and formal gardens. Over the years the property has been sympathetically extended and enhanced by the current owners to create spacious and flexible accommodation.

The house offers the perfect lay out for modern day living. From the entrance hall there is a sitting room with open fire and French doors leading out to the garden. The hall also offers access to a dining room and a light and airy farmhouse kitchen which is fitted with an extensive range of both wall and floor mounted units. The kitchen further benefits from access to outside and also a large utility/boot room which has plenty of space for the usual appliances.

Back at the entrance hall there is an oak staircase which leads to the first floor. The master bedroom benefits from triple stunning



views, built in wardrobes and a fully fitted en-suite bathroom. There are two further bedrooms, a family bathroom and a large guest suite complete with fitted wardrobes and large en suite bathroom.

Outside there is a detached double garage with workshop and ample parking for a number of cars. The gardens and grounds are mainly laid to lawn and offer complete privacy and peace.

The property also has a range of outbuildings, stables and barns. The land extends beyond the garden and into the distance and includes around 17 acres of pasture land. Due to the level and well established land it makes this property ideal for those with an equestrian or livestock interest.

TENURE

Freehold.

SERVICES

Water, Electricity, Private Drainage

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWINGS

Strictly by appointment with Savills.

POSTAL CODE

SN15 5AR

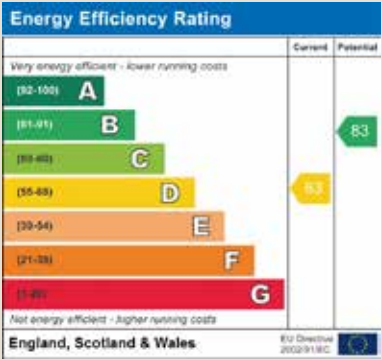
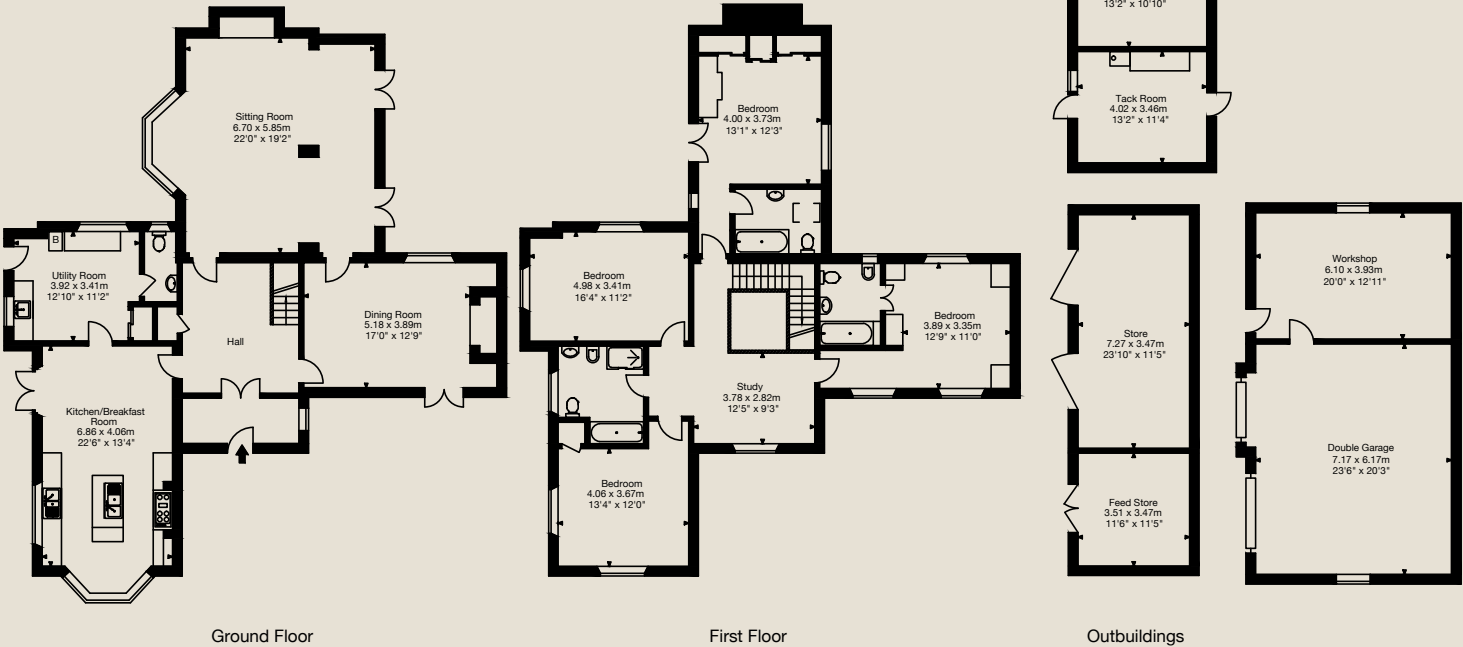


FLOORPLANS

Southlands Lodge,
Braydonside,
Nr Brinkworth,
Wiltshire

Approx. Gross Internal Area
2702 Sq Ft - 251 Sq M

Outbuildings
Approx. Gross Internal Area
1603 Sq Ft - 148 Sq M



Capture Property Marketing 2018. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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