

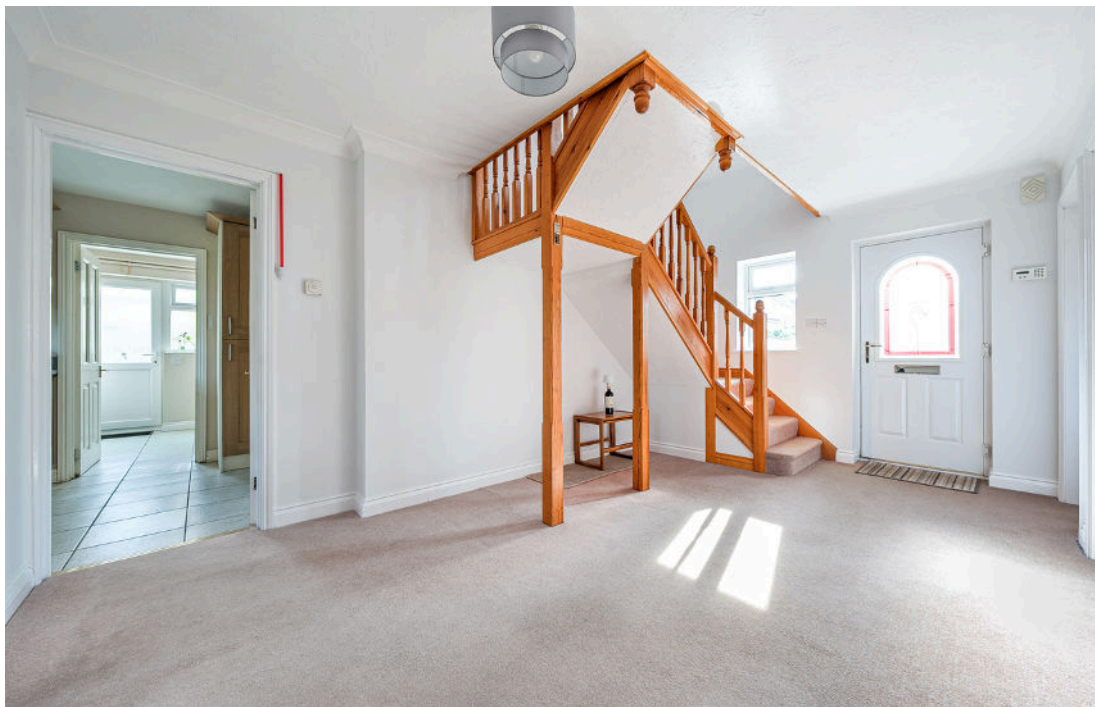


7 Brookfield, Highworth, Wiltshire, SN6 7HY

**Guide Price: £675,000 - £725,000**

**richard james**

Village & Country Homes



## Brookfield - Highworth

FREEHOLD

Council Tax Band - F | EPC Rating - C



Nestled in the desirable cul-de-sac of 'Brookfield' in Highworth, this impressive five-bedroom detached family home offers spacious and versatile accommodation spanning 2,441 sq ft. The property boasts, a welcoming and spacious entrance hall, three reception rooms, including a large living room, a dining room, and a study, providing ample space for family life or entertaining guests. The kitchen is generous and well-equipped, with an adjoining utility room adding further convenience.

Upstairs, the spacious landing gives access to the five well-proportioned bedrooms which provide plenty of sleeping quarters for a growing family. The principle bedroom includes a luxurious walk-in wardrobe, which offers the potential to be converted into an en-suite for bedroom 4 if desired. A modern en-suite also serves the principle bedroom, while a modern four-piece bathroom ensures convenience for all other bedrooms.

Outside, the enclosed rear garden is both private and mature, featuring a lush lawn, vibrant flower borders, and a charming decking area - ideal for relaxation or outdoor dining. The front of the property offers a paved driveway with space to park multiple vehicles, in addition to a substantial double garage.

This home is a rare opportunity in a prime location, perfect for those seeking comfort, space, and potential in a peaceful setting.

Highworth is an historic market town on the edge of the internationally renowned Cotswolds area. Highworth provides a wealth of amenities including schools, a doctors' surgery, chemist, dentist and butchers along with many restaurants, pubs and shops, including the Coop supermarket, and a Saturday market in the town square.





The local, Halo leisure centre has a covered swimming pool with the football, cricket, tennis, golf and bowls grounds close by. Wrag Barn golf club is also easily available. Highworth town is conveniently located with good road communications via the A420 to Oxford (26 miles) as well as the A419 to the M4 (9 miles) and M5 (33miles). Train links are available 7 miles away via Swindon to all mainline stations including London Paddington (within an hour).











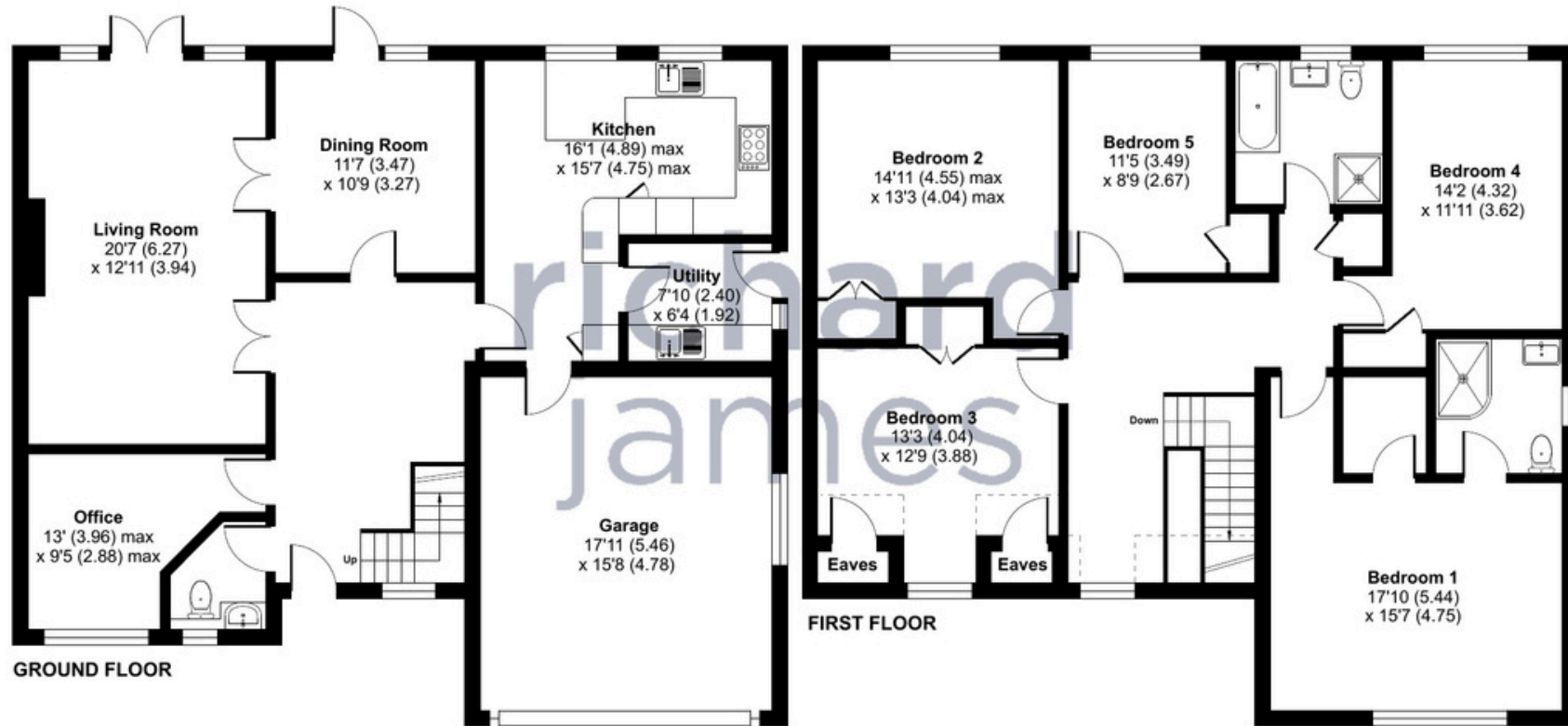
# Floorplan

Approximate Area = 2120 sq ft / 196.9 sq m  
Limited Use Area(s) = 41 sq ft / 3.8 sq m  
Garage = 280 sq ft / 26 sq m  
Total = 2441 sq ft / 226.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1194609

01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

richardjames.uk