



**BRETTINGHAM GATE,  
SWINDON, WILTSHIRE**

**Carter Jonas**

## **4 BRETTINGHAM GATE, SWINDON, SN3 1NH**

**AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED PROPERTY,  
POSITIONED IN A QUIET CUL-DE-SAC LOCATION WITH VIEWS ACROSS THE GOLF  
COURSE.**

### **KEY FEATURES**

- o Detached property
- o Over 3000 square feet
- o Immaculately presented
- o Flexible living spaces
- o Annexe
- o Walks from the door step
- o Open plan kitchen/breakfast room
- o Four double bedrooms
- o Three bathrooms
- o Double garage



### **SITUATION**

4 Brettingham Gate is an impressive family house set on the edge of Broome Manor Golf Course with lake frontage and delightful grounds with rural views.

There is a choice of wine bars, restaurants and street cafés. Public parks include Coate Water (5 minutes' walk away), Lydiard Country Park, Shaw Forest Country Park, The Lawns, Stanton Park, Queens Park, Town Gardens, Pembroke Gardens. Old Town also offers a variety of specialist shops, and a supermarket complete with Old Town's self-contained character.

There are many good schools in the area, including Marlborough College, St Mary's, Calne and Dauntsey's School in West Lavington. Pinewood is also a favourite as well as the many state schools.

The M4 provides excellent links to both London and the West, as does the main train station in Swindon (London Paddington approximately 60 minutes).

## DESCRIPTION

4 Brettingham Gate is an immaculately presented four bedroom property set within the popular Broome Manor area, offering walks right from the door and views across the golf course.

At over 3000 square feet, the property offers generously proportioned and flexible living accommodation.

Upon entering the home you are greeted into the entrance hall to which all the main reception rooms are accessed. The family room with fireplace and alcove window to the front offers a great space for watching tv or could be utilised as a playroom or home office. The dual aspect sitting room has a vaulted ceiling, central fireplace and bi-folding doors opening out to the rear garden and opens to the formal dining room with double doors leading back to the entrance hall. The heart of the home is the fantastic open plan kitchen/breakfast room. With roof lantern, bi-fold doors and double doors opening to the garden, this room floods with natural light and is the perfect place for family meals or for entertaining. It also benefits from an adjoining utility room with internal access to the double garage.

Upstairs there are three double bedrooms. The principal bedroom has its own dressing room and ensuite bathroom, making it the perfect adult retreat. The other two double bedrooms both benefit from having built in wardrobes and served by the well-appointed family bathroom.

On the ground floor is the one bedroom annexe. It has its own sitting room, fully fitted kitchen, bedroom and shower room. This is a wonderful extra space to have and would be a perfect space for older relatives, teenagers or for when guests come to stay. It has its own direct access to the garden and its own front door, offering the perfect blend of privacy whilst also having connection to the main house.

## OUTSIDE

To the front of the property is a drive providing off-street parking for two to three vehicles and a double garage. there is a small area of lawn and a path leading to the front door. The south-east facing rear garden is fully enclosed and mainly laid to lawn with an array of flower, shrub and tree borders. A paved area provides the ideal spot for al-fresco dining or for sitting out and enjoying the afternoon sunshine. The garden has a delightful view over the Broome Manor Golf Course and for those interested in golf, the property does offer gated access to the course.

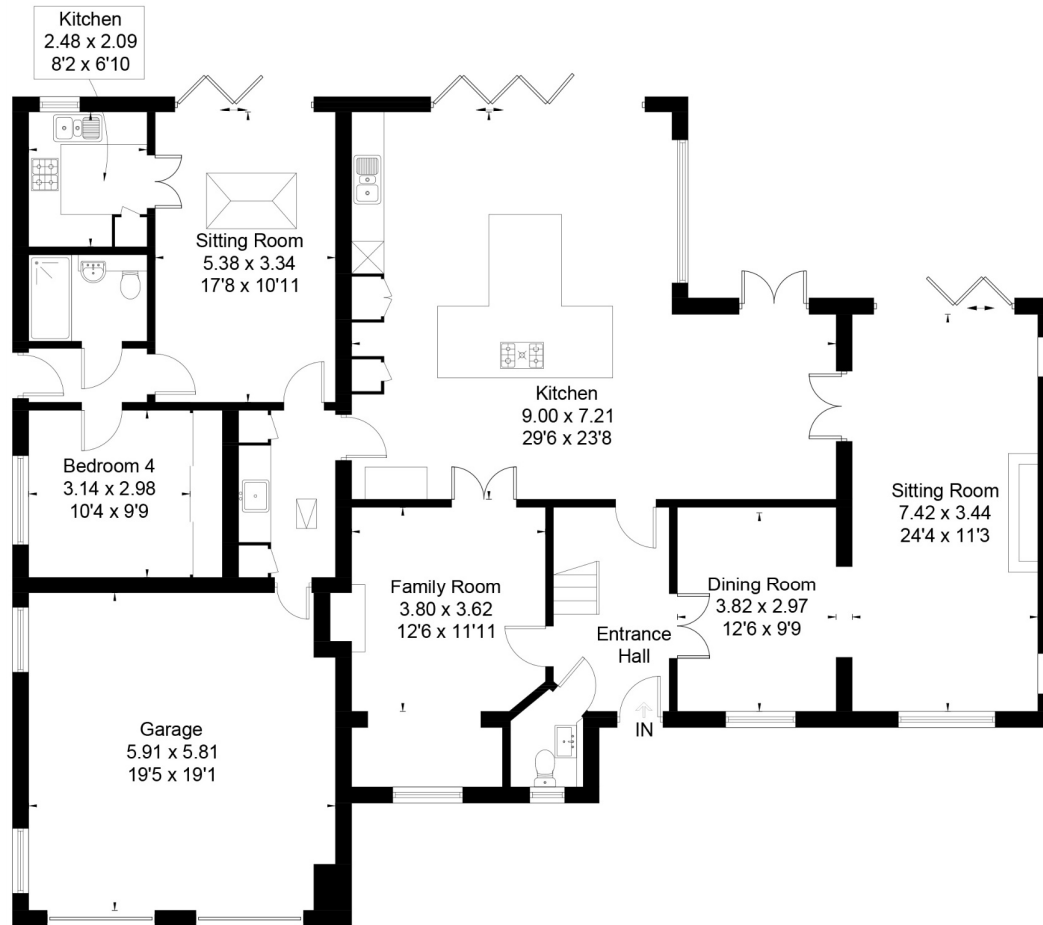
**GUIDE PRICE** £1,250,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





Brettingham Gate Swindon SN3  
 Approximate Area = 3055 sq ft / 283.8 sq m  
 (Including Garage)

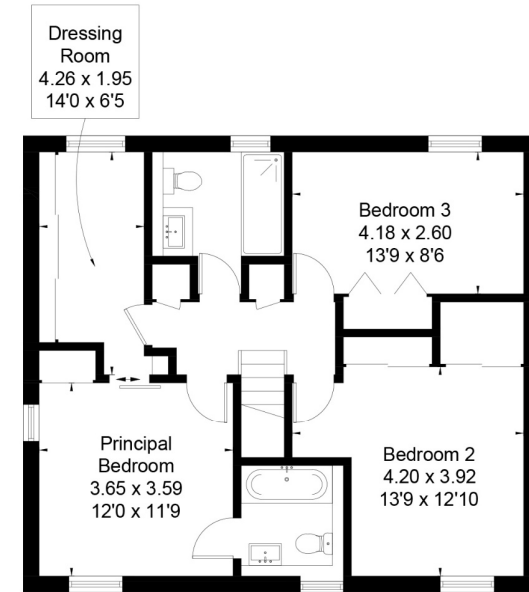


Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103882



First Floor

**SERVICES & MATERIAL INFORMATION**

- Leasehold (999 years from 25/12/1979)
- Service Charge - £650 per annum
- Ground rent - £25 per annum
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G (Wiltshire Council website for current cost)
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

**IMPORTANT INFORMATION**

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