



Laurel Cottage, Jockey Lane, Bromham,  
Devizes, Wiltshire SN15 2EZ

## A superbly and recently refurbished and extended detached house and garden set in the centre of this popular village

### Location

Bromham is a popular and thriving Wiltshire village offering a range of day-to-day services including shops, post office, pubs, school and the fine church of St Nicholas with its landmark spire. The village is ideally situated between the market towns of Devizes 5 miles away and Chippenham 8 miles away with the world heritage city of Bath and its excellent cultural and shopping facilities about 17 miles to the West.

Motorway access to the M4 is at junction 16 and mainline rail services can be found at Chippenham to London Paddington (about 70 minutes) and there are excellent road communications nearby providing easy access to the major employment centres of Bristol and Swindon, the Georgian city of Bath, and, via the M4 (J17), London and the West Country.

There is a good choice of both state and private schooling nearby including a village Primary School, Stonar, Dauntsey's, St Mary's and St Margaret's in Calne and Marlborough College.

The property lies in the centre of the village.

### Description

The property comprises a period cottage of brick elevations under a pitched slate roof which has been substantially renovated and extended in the last year. The accommodation is well proportioned and presented and offers excellent modern living space with the use of quality materials. The property is double glazed, with engineered oak flooring on the ground floor and carpeting on the first floor with under floor heating in the bathrooms, down lighters and low ampage lighting sockets.

The front door opens into an **Entrance Hall** with **Cloakroom** with hand basin and wc, under stairs storage and leads to a large double aspect **Reception Room** with engineered oak flooring and french windows to the terrace and garden and on to the stylish and well planned **Kitchen** which includes bespoke wall and floor units with timber work surfaces and incorporating a Montpellier gas hob and electric range, 1 1/2 bowl steel sink, built

in dishwasher, a large Fridge/Freezer, a central island, a display cabinet and a separate **Larder** with floor and wall units. There is another **Reception Room** which has an open fireplace with timber mantelpiece and a large **Utility Room** with a door to the outside, wall and floor units and a steel sink.

Stairs lead to the first floor landing and the carpeted **Master Bedroom suite** with a Main Bedroom, Dressing Room and ensuite Bathroom with a hand basin, bath with shower attachment, wc and separate shower. There are two further generous **Double Bedrooms** separated by a joint **Bathroom** with a hand basin, bath with shower attachment, wc and separate shower.

### Outside

The property is fronted by a picket fence and cobbling with mature Laurel bushes either side of the front door. To one side is a graveled parking area with gate leading to the back door and garden. The garden is bordered by close-boarded fencing and will be laid to lawn on completion. There is a traditional water well to one side. To the rear of

the house is a paved terrace ideal for entertaining. A separate drive gives access to the detached **Garage Block**.

**Tenure** Freehold

### Services

Mains electricity, water and drainage, mains gas fired central heating. Broad band speed Download 97.3Mb Upload 95,6Mb (source USWITCH)

**Council Tax** Band E £2185.67 2019/20

### Local Authority

Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN Tel 0300 456 0100 [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

### Directions

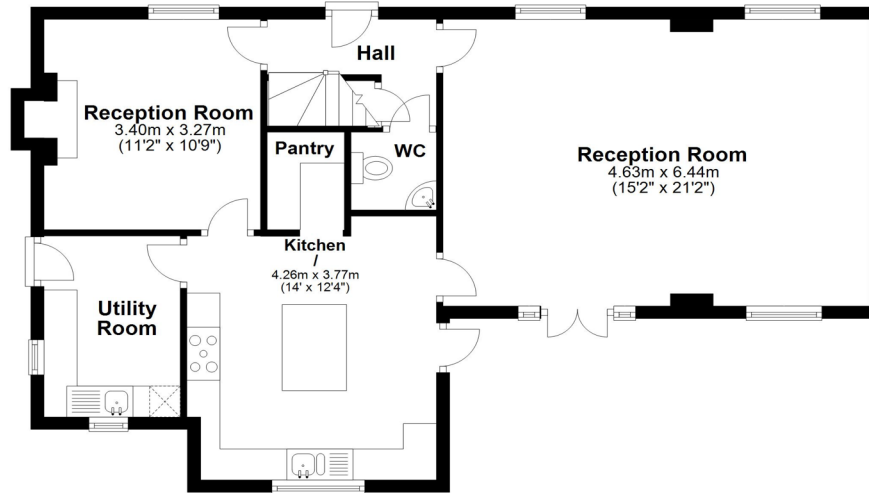
From Devizes follow the A342 towards Chippenham and after passing through St Ediths Marsh turn left on to Highfield and bringing you into the centre of the village. The property will be found on your left fronting the main square.





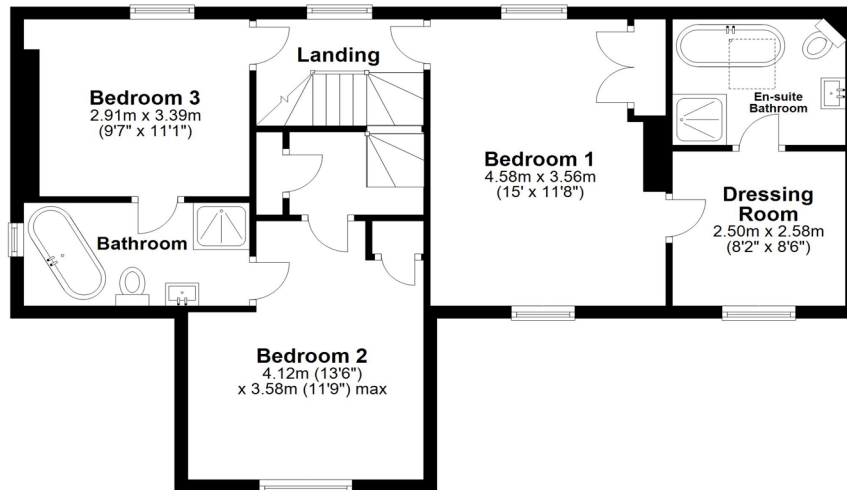
### Ground Floor

Approx. 72.0 sq. metres (774.8 sq. feet)



### First Floor

Approx. 67.9 sq. metres (730.3 sq. feet)



Total area: approx. 139.8 sq. metres (1505.1 sq. feet)

