



9 Brimhill Rise, Chapmanslade, BA13 4AX

Guide £665,000 - £685,000 Freehold

COOPER  
AND  
TANNER







# 9 Brimhill Rise, Chapmanslade, BA13 4AX

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## Description

9 Brimhill Rise is an impressive, detached, significantly extended family home which occupies a good plot with the most incredible views across surrounding countryside towards Cley Hill. There are mature gardens, a double garage and comfortable parking for multiple vehicles.

The front door opens into a spacious entrance hall with doors to the W/C, kitchen/dining room, lounge, and stairs that rise to the first floor.

The kitchen/dining room is well proportioned with ample wall and base-mounted cabinets topped with beautiful granite work surfaces. There is space for appliances and plenty of room for a family-size dining table and chairs. French-style doors provide access to the rear garden. A further door brings you to an enclosed walkway with a door to the front of the home, the rear garden, and into the double garage.

The extended lounge provides ample space for all furnishings and enjoys a wood-burning stove taking centre stage and a glass roof lantern. Dual-aspect windows and French-style doors bring in plenty of light and give access to the rear garden.

On the first floor there are five bedrooms and a bathroom suite. The master bedroom is a generous 20'5ft in length and benefits from a dressing room with built-in storage and a four-piece en-suite. All four of the further bedrooms are doubles in size and offer space for furnishings.

The family bathroom includes a roll-top bath, wash hand basin, and W/C.

## Outside

Externally there is an enclosed wrap-around garden which is largely laid to lawn and offers mature trees, shrubs, and plants. There is the benefit of a summer house and greenhouse. A side gate leads to the front of the home where you will find driveway parking for multiple vehicles as well as two electric up-and-over doors to the double garage and an electric car charging point. There are electric security shutters to the rear of the property.

The property adjoins and has gated access to open countryside to the rear.

## Additional Information

The central heating is supplied by an oil burning boiler. Mains water, electricity and drainage are all connected. The property benefits from 14 solar panels, owned by the Vendors.

## Location

The vibrant and community minded village of Chapmanslade offers a primary school, public house, church and village hall. The nearby towns include Warminster, Westbury and the market town of Frome. Private schooling is to be found in Beckington, Warminster and Bath. There are main line stations in Frome and Bath with regular services to London Paddington from Westbury train station.

















### Local Information Chapmanslade

**Local Council:** Wiltshire

**Council Tax Band:** F

**Heating:** Oil and LPG heating. 16 solar panels owned by the Vendors.

**Services:** Mains water, electricity and drainage

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Warminster, Westbury
- Frome and Bath



#### Nearest Schools

- Chapmanslade, Frome
- Warminster and Westbury





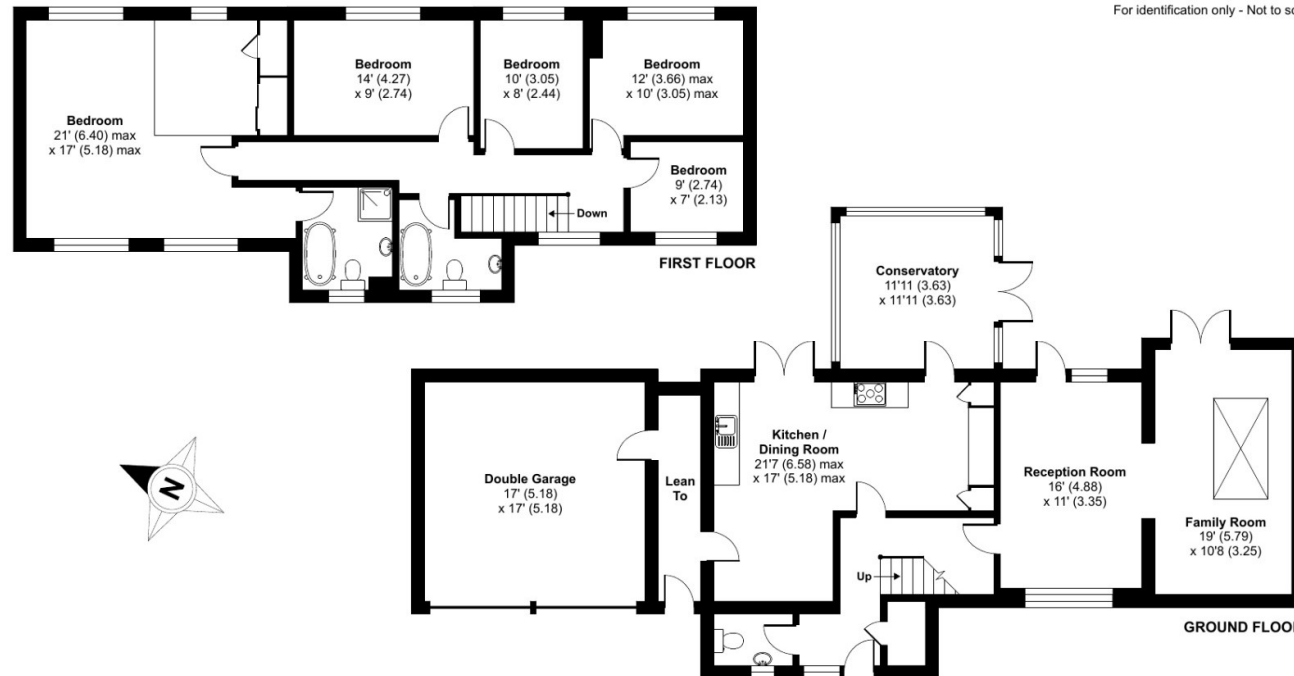
## Brimhill Rise, Chapmanslade, Westbury, BA13

Approximate Area = 2012 sq ft / 186.9 sq m (excludes lean-to)

Double Garage = 291 sq ft / 27 sq m

Total = 2303 sq ft / 213.9 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 2024. Produced for Cooper and Tanner. REF: 1110431

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