



**Elcombe**  
Elcombe

**Offers In The Region Of £649,995**

**HENRY GEORGE**  
VILLAGE

# Elcombe Old Place, Elcombe, Elcombe, Wiltshire, SN4 9QL

NO ONWARD CHAIN A beautiful Grade II listed period house lovingly restored with well proportioned rooms with high ceilings situated in a rural yet accessible location. Hall, three reception rooms, wonderful kitchen / breakfast room, five bedrooms two bathrooms laid out over two floors with far reaching views.

- Period Grade II Listed House
- Semi - Detached
- Three Reception Rooms
- Five Bedrooms
- Two Bathrooms
- Accommodation over 3 Floors
- Lovely Views & Large Garage



The garden lies to the front and the side of the property with a large sweeping stone driveway leading to the front of the property where there is large garage. The remaining garden is mainly laid to lawn and enclosed by red brick walling with mature hedging, trees and flower borders with a pathway leading to the bottom of the garden. C.0.33 of an acre. Garden shed.



## **ENTRANCE HALL**

Wooden door to front elevation. Pendant ceiling light, original flagstones, stairs rising to first floor and radiator.

## **SNUG**

Window to front elevation. Original flagstones, pendant ceiling light, built in cupboards either side of the fireplace, Fireplace with wood burner, internal window to hallway and radiator.

## **BOOT ROOM**



Three windows to rear elevation and French doors to rear elevation. Original flagstone flooring. Wall lights and doors to kitchen and hallway.

## **SITTING ROOM**

Window to side elevation. Original shutters, pendant ceiling light, marble fireplace with tiled hearth and hearth. Two Radiators.

## **KITCHEN**

Windows to the front and side elevation with doors to the front and side elevation. An attractive range of fitted floor and wall mounted units providing good storage facilities with work surfaces over. Space for a range cooker with extractor over with tiled surrounds. Large central island with cupboards under, in-set ceramic sink with mixer tap over. Built in wine fridge. Ceiling spot lights. Three pendant ceiling lights. Beamed ceiling. Tiled floor. Two radiators.

## **LANDING**

Window to rear elevation. Pendant ceiling light, Airing cupboard which houses combination boiler. Two radiators.

## **BEDROOM TWO**

Window to front and rear elevation. Pendant ceiling light. Two radiators.

## **MASTER BEDROOM**

Window to side elevation. Pendant ceiling light, fire place with hearth and cast iron grate with wooden mantle over. Two radiators.

## **BATHROOM**

Window to front elevation partly obscured. Pendant ceiling light, Shower, W.C., pedestal wash hand basin with tiled surrounds. Radiator.

## **BEDROOM THREE**

Window to front elevation. Pendant ceiling light, cupboard under stairs and radiator.

## **SECOND FLOORLANDING**

Stairs rising to second floor enclosed with wood panelling. Landing area with window to front elevation. Pendant ceiling light. Spacious area. Loft hatch and two radiators.

## **BEDROOM FOUR**

Window to front elevation. Beamed ceiling, pendant ceiling light and two radiators.

## **BEDROOM FIVE**

Window to side elevation. Loft hatch, pendant ceiling light, wooden fireplace with cast iron grate.



Two radiators.

## BATHROOM

Window to front elevation. Bath, W.C., pedestal wash hand basin with tiled surrounds, ceiling light. Radiator.

## SWINDON BOROUGH COUNCIL

Euclid Street, Swindon, Wiltshire SN1 2JH.  
Telephone : 01793 463000. Council Tax Band F.

## SERVICES

Mains electricity. Private water and drainage. Oil central heating. Telephone lines subject to the usual transfer regulations. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.

## Disclaimer Notice

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