



1 St Helens Gardens
Wroughton

POA

HENRY GEORGE
VILLAGE

1 St Helens Gardens, Wroughton, Wiltshire, SN4 0RD

Henry George are delighted to present this prestigious modern detached family home for sale, idyllically situated down a quiet lane on the outskirts of Wroughton, which is within easy access of the M4 corridor and close proximity to Swindon. The property offers 3770 sq ft of flexible, light & airy accommodation arranged over three floors. In brief, the accommodation comprises of: four reception rooms, impressive open plan kitchen/ family room, utility, cloakroom, 7 double bedrooms (two with en suite) plus a family bathroom. Gated driveway, double garage & landscaped walled garden of circa 0.3 acre.

- Prestigious Development
- Double Garage
- 4 Reception Rooms
- 27ft Kitchen/ Family Room
- 7 Double Bedrooms
- 2 En Suites
- 0.3 acre walled garden



The property is approached via secure electric wrought iron gates directly on to a spacious gravelled driveway and detached double garage with useful loft space and garden shed. A gate provides side access to the beautifully landscaped, walled rear garden which is mostly laid to lawn with established borders and trees. Double french doors, from both the kitchen/ family room and sitting room, open on to a large patio, ideal for summer entertaining.

WROUGHTON

Wroughton is a large village, with excellent amenities including: library, leisure centre with swimming pool, good selection of shops (Waitrose is just 2 miles away) public houses and restaurants. The beautiful countryside associated with the Marlborough Downs and The Ridgeway National Trail are both within easy reach. There are a range of excellent schools in and around Wroughton including the well regarded Ridgeway Senior School, Pinewood Preparatory School, Dauntsey's



School, Marlborough College and local primary schools as well. Wroughton is just 2 miles from Swindon Town Centre, and provides good access to the high speed train service to Central London and less than 5 miles from M4 Junction 16.

THE PROPERTY

The superbly spacious and classic entrance hall provides direct access to each of the reception rooms. To the right of the entrance hall is the bright, triple aspect, 27ft kitchen/ family room. The kitchen, by John Lewis of Hungerford, includes a large island and comes with integrated Neff appliances and Rangemaster cooker. There is ample room for sofas and dining area and the french doors leading out onto the patio makes it a perfect space for entertaining. A door leads to the utility room.

Also accessed from the entrance hall is: a spacious sitting room with fireplace and french doors overlooking the garden, plus a separate formal dining room, study and cloakroom.

An elegant staircase leads up to a generously sized landing with access to 5 double bedrooms (two with en suites) all with built in wardrobes and a family bathroom. A further two double bedrooms are located up a further flight of stairs.

SERVICES

Mains electricity, gas, water and drainage. Gas 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).

LOCAL AUTHORITY

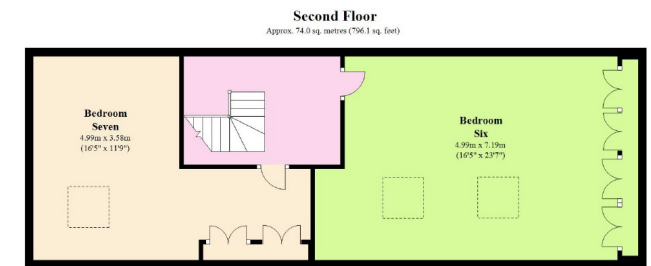
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Total area: approx. 350.2 sq. metres (3770.0 sq. feet)

