



Elcombe Old Place
Elcombe

Offers In The Region Of £630,000

HENRY GEORGE
VILLAGE

Elcombe Old Place, Elcombe, Wiltshire, SN4 9QL

NO ONWARD CHAIN A beautiful Grade II listed semi-detached period house lovingly restored with well proportioned rooms & 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 Semi-Detached House
- Grade II Listed
- Original Features Throughout
- Three Reception Rooms
- Five Double Bedrooms
- Two Bathrooms
- Large Garden c.1/3 acre
- Stunning Countryside Views



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.

LOCATION

The nearby village of Wroughton offers 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 as well as excellent local primary schools.



There are excellent transport links with both Junction 16 of the M4 and Swindon Town Centre close by, which provides good access to the high speed train service to Central London.

THE PROPERTY

A substantial Grade II listed period house benefitting from fantastically proportioned rooms throughout and maintaining a wealth of original features to include flagstone flooring, window shutters and beams; situated in an idyllic location down a quiet lane.

The superb kitchen has an array of appliances and an attractive range of matching base and eye level units providing good storage with work surfaces over. There is space for a Range cooker with extractor hood over with tiled surrounds. There is a central island with built in cupboards, wine fridge and ceramic sink with mixer tap over and a door leading to the side of the property. A door leads from the kitchen to a delightful garden room which in turn leads out to a courtyard garden. There is a bright and spacious sitting room with marble fireplace with tiled hearth. To the ground floor there is also a snug, with fireplace inset with wood burning stove and a garden room. Stairs rise from the hallway to the first floor with three double bedrooms and shower room. A further set of stairs leads up to the second floor where there are a further two double bedrooms along with a fantastic sized landing which could be used as a study/office area and a bathroom.

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.

SWINDON BOROUGH COUNCIL

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

ROUTE TO VIEW

Drive south from Swindon on the A4361, signposted Wroughton. On entering the village of Wroughton take the second exit by the Co-op store onto Devizes Road. Continue along the High



Street and on leaving the village, after approximately a mile, turn right, signposted Elcombe. The property is on the left, along this quiet country lane indicated by Henry George 'For Sale' board,

Disclaimer Notice

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Total area: approx. 269.0 sq. metres (2895.1 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanUp.

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