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3 Marlborough Road, Wroughton, Swindon, SN4 0RX

Price Guide £425,000 Freehold





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Welcome to 3 Marlborough Road - a charming individual detached house located in the picturesque village of Wroughton, Swindon. This fantastic property has been recently renovated throughout to an exacting standard and benefits from the addition of a stunning, fully self contained annexe. The main house offers a spacious high spec kitchen/dining room with ample space for entertaining guests, a good size lounge, a cloakroom, utility space and a second reception room/5th bedroom. To the first floor there is a bright and airy master bedroom with ensuite shower room and access to a large conservatory. There are two further bedrooms and a smart family bathroom.

The detached annexe is finished to the same exacting standard and offers a spacious living room, high spec kitchen/diner with integrated appliances, large double bedroom and a bathroom. Perfect as the ultimate granny pad or cool space for independent teens. There is a sunny garden to the rear, laid to stone chippings for ease of maintenance and ample parking for up to four cars. We are unaware of any Planning or Build Regulations for this conversion (Contact your legal representative for confirmation)

This house provides easy access to local amenities, schools, and green spaces, making it a perfect choice for families looking for a peaceful yet convenient place to call home. Don't miss the opportunity to make this lovely property your own and create lasting memories in this wonderful community.

- NO ONWARD CHAIN
- 4/5 BED DETACHED HOUSE WITH ANNEXE
- NEWLY REFURBISHED
- SPACIOUS KITCHEN/DINER
- ENSUITE
- GARDEN
- PARKING FOR UP TO 4 CARS

Situation

Wroughton is a sought after village on the outskirts of Swindon with it's own range of amenities including well regarded schooling at primary and secondary levels, doctors surgery, library, leisure centre, public houses and shopping facilities (including a Waitrose on the outskirts of the village). Swindon is approx 2 miles away where there is a mainline station to London Paddington in 55 minutes. Junction 16 of the M4 is also approx 2.5 miles distance. The village nestles beneath the Marlborough Downs and Ridgeway National Trail close to Barbury Castle and the surrounding countryside.

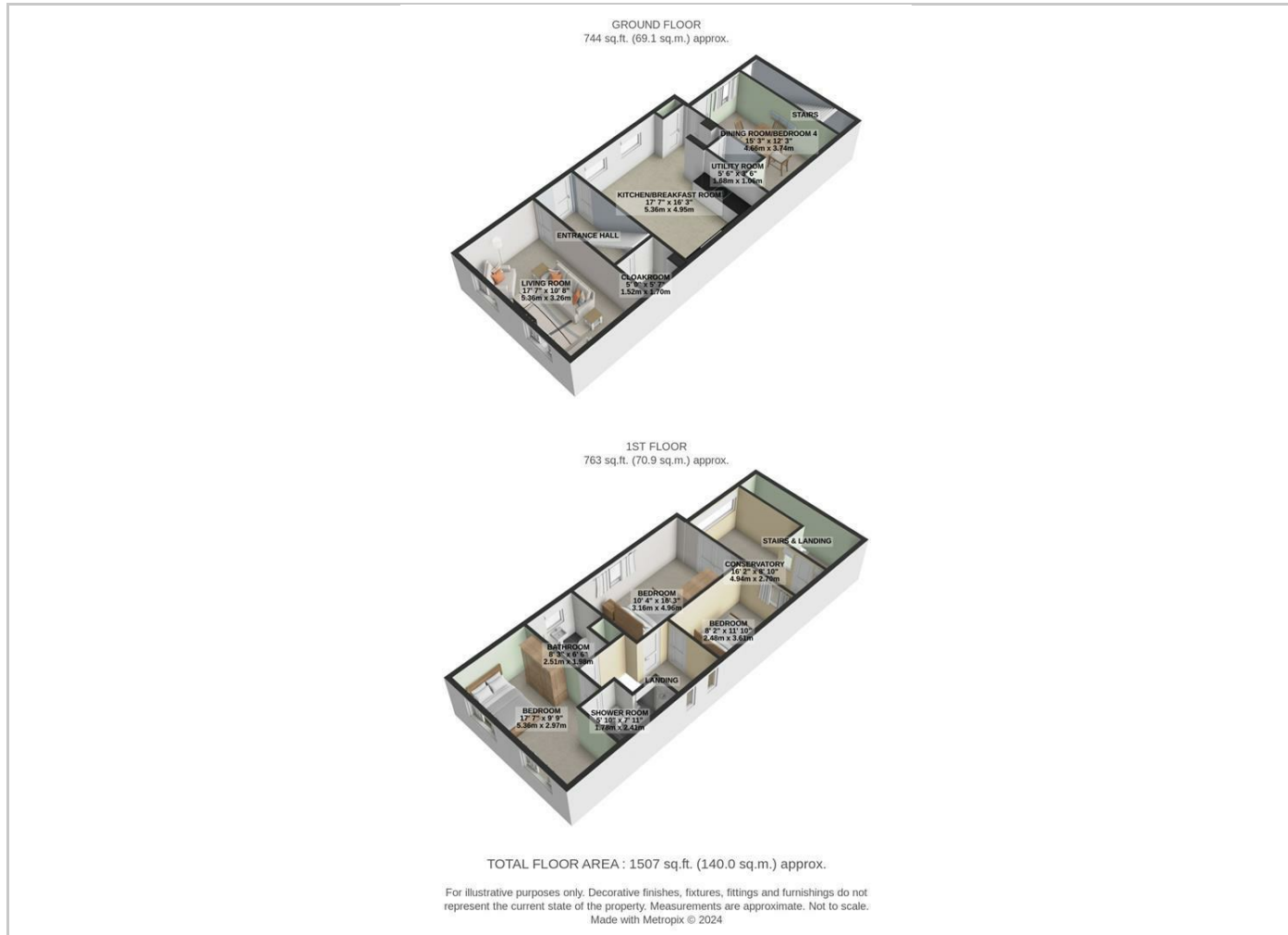
Viewing Arrangements

For an appointment to view please contact Chappells on 01793 618080 or email Sales@Chappells.uk.com

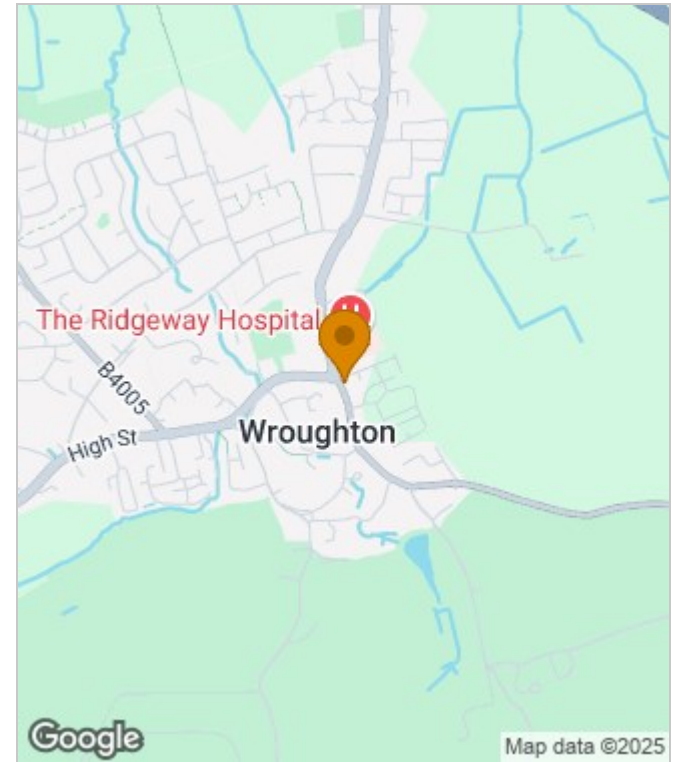
Council Tax Band:



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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