

# Chappells



ESTATE AGENTS

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Lawnside The Planks, Swindon, SN3 1QP

Offers Over £900,000 Freehold







Welcome to "Lawnside", a substantial and unique family home nestled in a truly idyllic location surrounded by woodland and yet minutes from the heart of Old Town and it's amenities. This impressive property offers flexible accommodation including four reception rooms, a well appointed kitchen/breakfast room, cloakroom, utility and a delightful conservatory which certainly brings the outside in and is a sunny tranquil space to enjoy the stunning gardens and listen to the birdsong. To the first floor there is a spacious master bedroom with luxury ensuite bathroom, four further double bedrooms (one of which is used as a library), and a family bathroom.

The gardens are a stunning feature of this property, mainly laid to lawn and stocked with an abundance of trees and shrubs affording total privacy. There is a raised patio/sun terrace enjoying the full view of the gardens and Lawn Woods beyond. The gardens are fully enclosed by Cotswold stone walling and wrap around the property, leading to the front where there is a detached double garage with workshop and gated parking for over 10 cars. The total plot extends to approx 1/3 of an acre.

Don't miss out on the chance to own this beautiful house in a desirable location. Contact us today to arrange a viewing and make this house your new home!



## Situation

The Planks is an exclusive and much sought after leafy road immediately adjacent to Lawn Woods. Lawn Woods is a beautiful woodland park of outstanding natural beauty with an abundance of trees, wildlife and two lakes. This peaceful haven is situated within a few minutes walk of Old Town where you will find boutique shops, pubs, restaurants, coffee shops, a supermarket, doctors and dentists. There are also excellent primary and secondary schools. Swindon town centre is only a short distance away and Junction 15/16 of the M4 are within easy reach. Swindon has a mainline rail station Swindon to Paddington in under an hour.

- TRANQUIL LOCATION
- STUNNING GARDENS
- WALKING DISTANCE OF OLD TOWN
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- CONSERVATORY
- DOUBLE GARAGE & WORKSHOP
- AMPLE PARKING FOR IN EXCESS OF 10 CARS
- GATED ACCESS

Council Tax Band: F

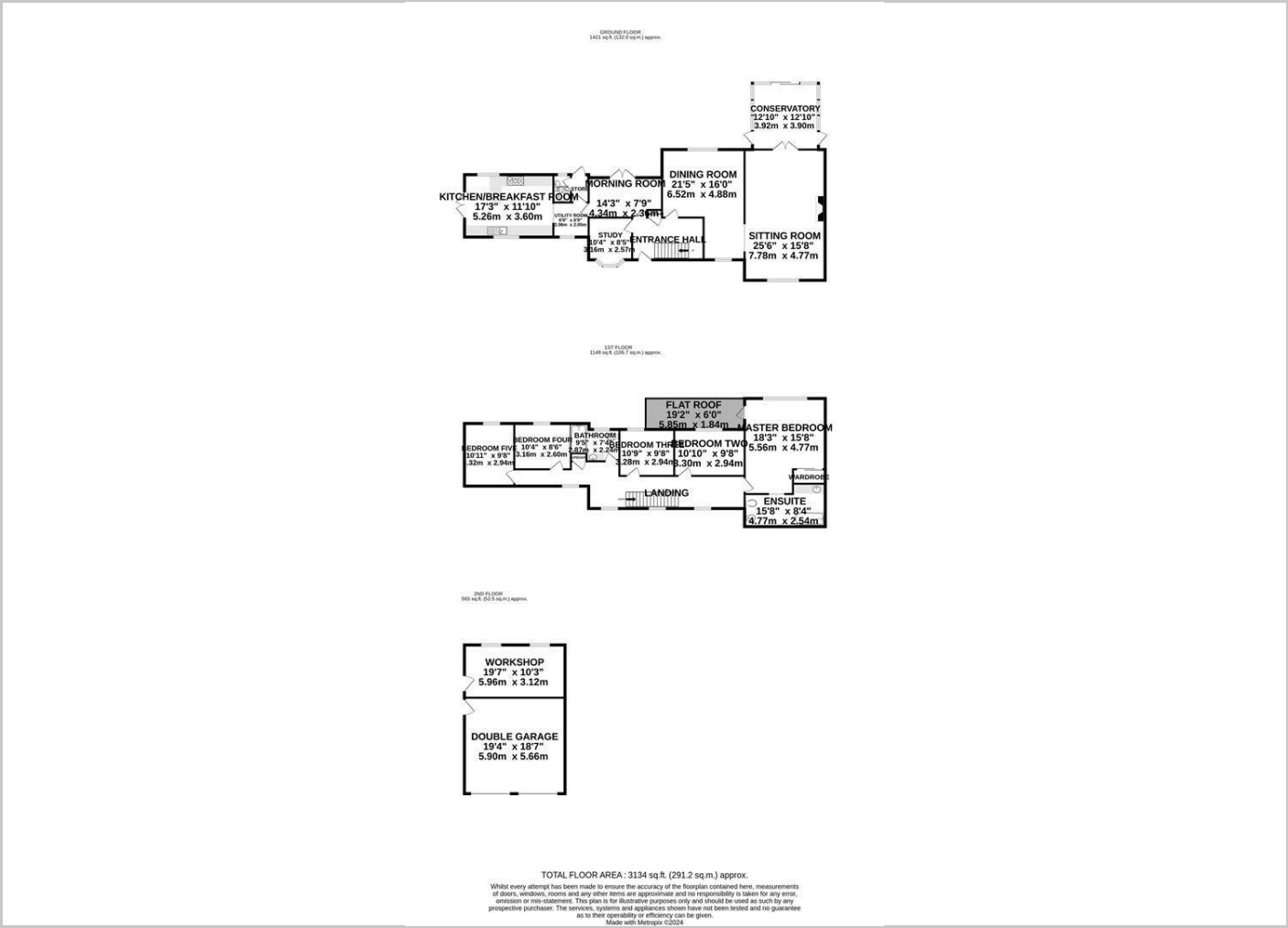
## Viewing Arrangements

Please call Chappells on 01793 816060 for an appointment.





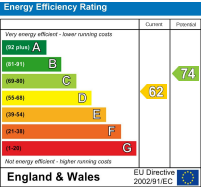
Floor Plans



Area Map



Energy Performance Graph



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