



4 Squires Road, Watchfield

In Excess of £435,000

Waymark

4 Squires Road

Watchfield, Swindon

A spacious detached family home, offered for sale with no onward chain, tucked away in a desirable cul-de-sac in the heart of Watchfield village. The property is light and spacious throughout and provides an excellent opportunity for buyers to personalise and make it their own.

The accommodation includes four well-proportioned bedrooms plus an additional dressing room or optional fifth bedroom/office. The master bedroom benefits from its own en-suite, while the remaining bedrooms, two doubles and a single, are served by the family bathroom.

The ground floor offers versatile living space, featuring two large reception rooms. The main reception room enjoys a double aspect and French doors opening onto the large, established rear garden. The second reception room is open-plan to the kitchen/breakfast area, with plenty of natural light and direct garden access, making it ideal as a dining or family room.

The kitchen is a good size, complete with a useful utility room and a breakfast area that flows naturally into the second reception space. There is also a downstairs w/c.

Externally, the property benefits from a single garage, ample driveway parking for multiple vehicles, and a generous rear garden with mature hedging — perfect for families or those who enjoy outdoor space.

Ideally located for Watchfield Primary School and with convenient access to the A420 for Swindon and Oxford, this home offers both practicality and potential in a sought-after village setting.

- No Onward Chain
- Detached Family Home
- Four/Five Bedrooms
- Two Spacious Reception Rooms
- Two Bathrooms
- Driveway Parking And Garage
- Spacious Rear Garden
- Popular And Sought After Village Location





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Watchfield, Swindon

Watchfield is a charming village with a church, village hall, public house and primary school. There are a small range of shops to the north of the village and a larger selection within the adjoining village of Shrivenham. On the western edge is The Defence Academy of the United Kingdom, providing post-graduate level education for UK and overseas military personnel. The nearby market town of Faringdon provides a further range of amenities including primary and secondary schools, Waitrose, Aldi and Tesco supermarkets, a leisure centre and numerous other facilities. The area is served well for private education with St Hugh's and Pinewood Prep schools both within 10 miles. A regular No.S6 bus service runs between Oxford and Swindon calling through Watchfield. Watchfield is just south of the A420 which leads directly to Swindon (5 miles) to the west and Oxford (15 miles) to the east, where main road and rail links can be found.

Council Tax band: E

Tenure: Freehold

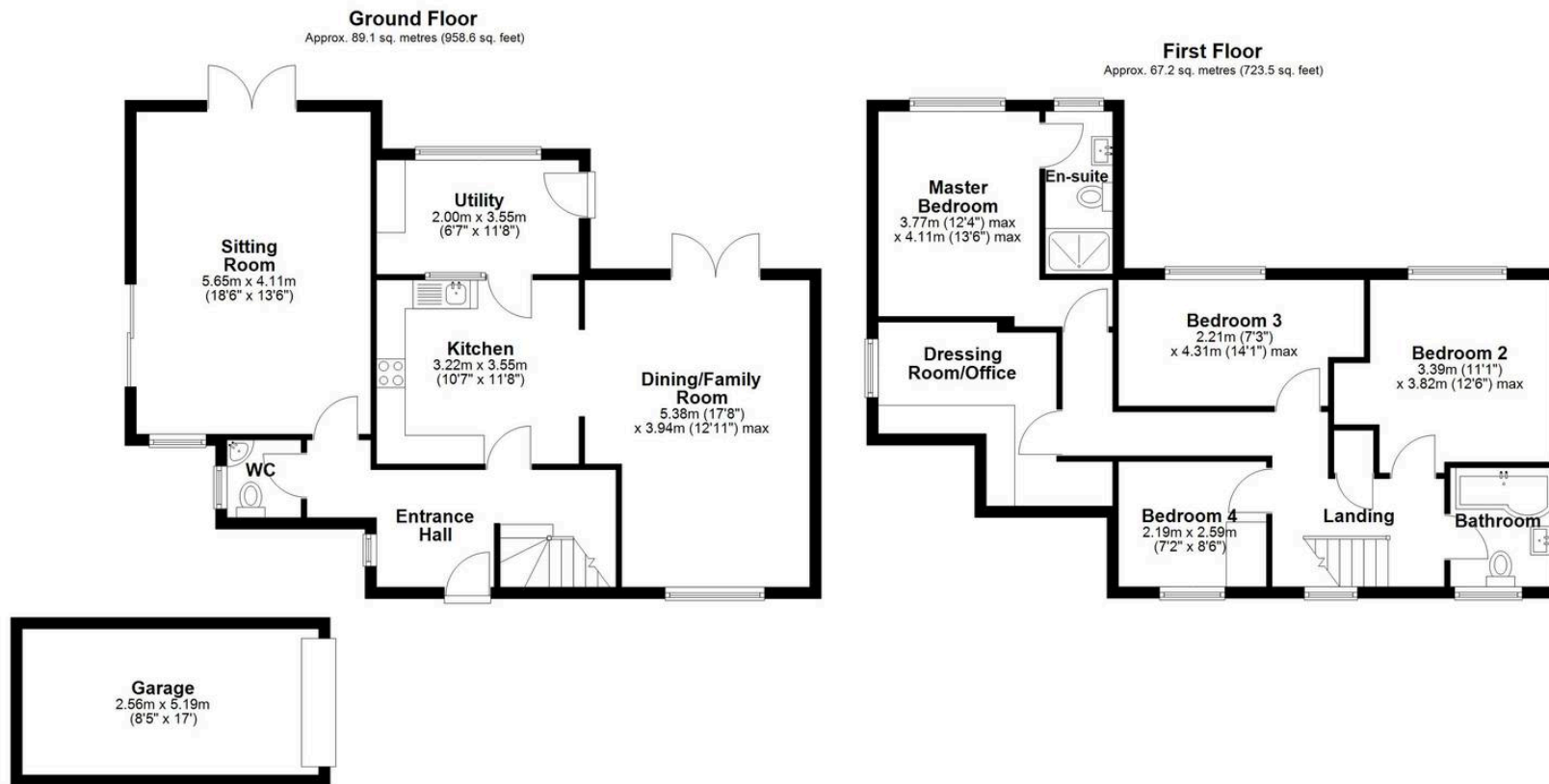
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









Total area: approx. 156.3 sq. metres (1682.1 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.