



Countryside High Street, Wanborough, Swindon, SN4 0AE

- EXTENDED Cottage With Character Features
- Two DOUBLE Bedrooms
- Landscaped Rear Garden With Countryside Views
- Home Office With Underfloor Heating & Air Conditioning
- Garage & Parking
- Living Room With Log Burner
- Kitchen/Breakfast & Utility Area
- Upstairs Bathroom
- Solar Panels & Gas Central Heating
- Located In The Heart Of The Village

Guide Price £330,000



We are delighted to offer this EXTENDED two DOUBLE bedroom cottage located in the sought after village of Wanborough. Countryside cottage back dates to approximately 1785 and still maintains its character and charm. The accommodation briefly comprises of living room, kitchen/breakfast, utility area, two bedrooms and bathroom. Property also benefits from a landscaped rear garden with home office and countryside views, garage, parking, solar panels, gas central heating and uPVC double glazing. An early viewing is highly recommended.

Location

Wanborough is located approximately two miles to the south east of Swindon and is highly accessible to J15 of the M4 motorway as well as the A419 giving swift access to Cirencester, The Cotswolds and beyond. Swindon mainline station serves Bristol and Paddington. Wanborough enjoys a well regarded Primary School (pupils progress to The Ridgeway Comprehensive School with a sixth form at Wroughton), Post Office Store, Village Hall, Doctors' Surgery with Dispensary, excellent sporting facilities at Hoopers Field, five Public Houses and an historic Church.

Living Room

Composite front door. uPVC window to front elevation. Log burner with brick surround. Stairs to first floor. Understairs cupboard. Exposed beams. Wood flooring. Two radiators.

Kitchen/Breakfast

uPVC patio doors and window to rear elevation. Matching wall and base units with solid Oak worktops over. Acrylic sink and drainer with half bowl. Built in single oven. Induction hob with extractor hood over. Space for fridge/freezer. Part tiled walls. Wood flooring. Inset ceiling lights. Radiator.

Utility Area

uPVC window to rear elevation. Matching wall and base units with solid Oak worktops over. Space and plumbing for washing machine and tumble dryer. Wood flooring.

Landing

Storage cupboard. Loft access (fully boarded with loft ladder and light).

Bedroom One

Two uPVC windows to rear elevation. Range of built in wardrobes. Vertical radiator.

Bedroom Two

uPVC window to front elevation. Radiator.

Bathroom

White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Airing cupboard. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Heated towel rail.

Front

Steps leading to front door.

Rear Garden

Enclosed by timber fencing. Steps leading to lawned area with shrub borders. Path leading to decking area with home office (underfloor heating, air conditioning, light and power). Large fish pond. Gated access to garage. Outside sockets and tap.

Garage & Parking

Electric roller door. Light and power. Off road parking for one vehicle with visitors spaces to the front.

Notes

Boiler is roughly two years old and is serviced yearly.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

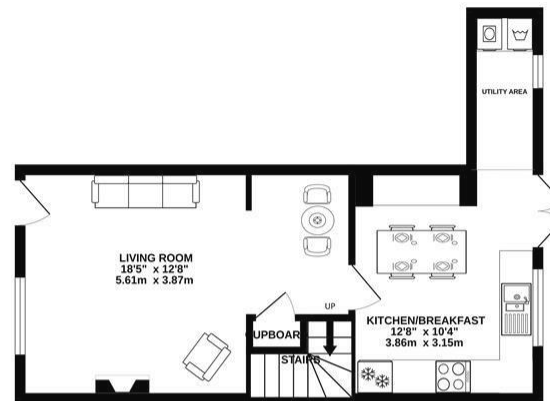
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



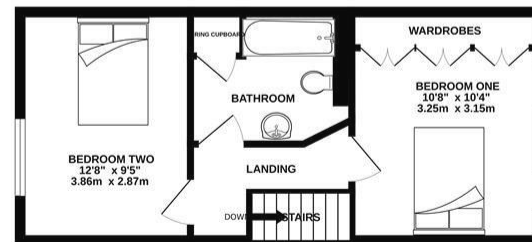
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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