





**Westerlea Ham Road,  
Liddington, Swindon, SN4 0HH**

- NEW BUILD Set On 0.63 Acre
- Seven Bedroom Detached House
- NO ONWARD CHAIN
- Self Contained Annex
- Three Reception Rooms
- Stunning Views
- Underfloor Heating (Ground Floor)
- Five Bathrooms
- 22ft Integral Garage
- Excellent Location

**Price £2,000,000**





Westerlea is situated in the prestigious area of Ham Road, with panoramic views to the front and open rural views to the rear. Set on three floors boasting a total of 5,833 sq ft. This beautifully designed house has seven bedrooms, three reception rooms, 27ft kitchen/diner with bi-fold doors leading to the patio area, five bathrooms, self contained annex, integral garage and gated drive way parking. Throughout the house there is a wonderful feeling of space with all the proportions of high ceilings and underfloor heating to the ground floor. Property also benefits from a large patio area with steps leading to a mature garden. There is further potential to add further bedrooms or reception rooms above the garage. Being sold with no onward chain.

### Location

Liddington is a popular village on the edge of the Ridgeway and Marlborough Downs in an area of outstanding natural beauty. Located to the neighbouring village of Wanborough which enjoys a well regarded Primary School (pupils progress to The Ridgeway Comprehensive School with a sixth form at Wroughton), Village Hall, Doctors' Surgery with Dispensary, excellent sporting facilities at Hoopers Field and five Public Houses. This active village benefits from excellent transport links. Swindon has a direct train line into London Paddington with travel time within an hour. Oxford is reached by car in approximately 50 minutes. The popular Pinewood Preparatory School is approximately 6 miles away. For a more substantial range of shops, restaurants and amenities Marlborough, Swindon and Cirencester are all within easy driving distance.

### Ground Floor Accommodation

Comprises of entrance hallway with stairs to the first floor, cloakroom, living room (with fireplace), family room, kitchen/diner with bi-fold doors leading to a large patio area, sun room and utility room.

### First Floor Accommodation

On the first floor there are five double bedrooms (three with fitted wardrobes) and three bathrooms. All with stunning views off the open countryside.

### Second Floor Accommodation

Bedrooms six and seven with eaves storage and family bathroom.

### Outside

The property is approached through electric gates which leads to a turning circle for ample parking. To the rear of the house there is a lovely paved patio with steps rising to the garden with mature hedging and fruit trees overlooking the fields beyond.

### EPC

EPC rating - B

### Notes

This property is owned by a partner of Primary Homes & Lettings.

### 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

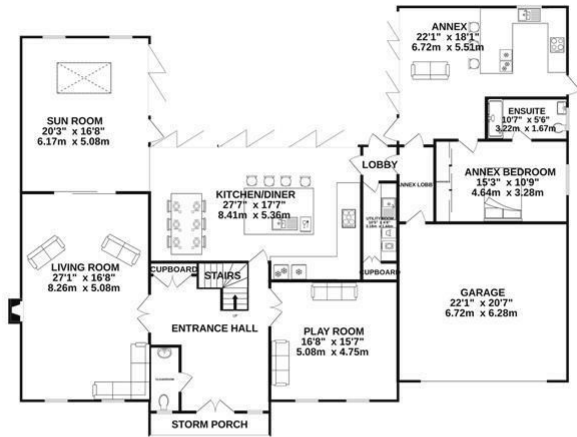
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

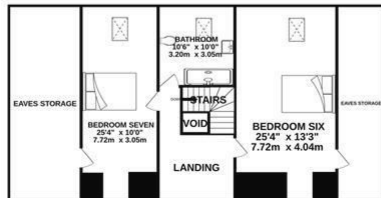
GROUND FLOOR  
3006 sq.ft. (279.2 sq.m.) approx.



1ST FLOOR  
1695 sq.ft. (157.5 sq.m.) approx.




2ND FLOOR  
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA: 5883 sq.ft. (546.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	89
(65-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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