THE GREEN
Highworth, Swindon, SN6 7DB

PRIMARY
HOMES & LETTINGS

The Green,
Highworth, Swindon SN6 7DB

- NO ONWARD CHAIN
- Stone Built Cottage Built in 1800
- Three DOUBLE Bedrooms
- 20ft Living Room
- Kitchen/Diner With Bi-Fold Doors Leading To Courtyard
- Driveway Parking For Two Vehicles
- Outdoor Seating Area To Front & Rear Of The Property
- Downstairs Shower Room
- En-Suite & Dressing Area To Master
- Excellent Location

Guide Price £350,000

*** NO ONWARD CHAIN *** We are delighted to offer this well presented three DOUBLE bedroom cottage located in the heart of the popular market town of Highworth. The accommodation comprises of living room, kitchen/diner, shower room, master bedroom (with en-suite and dressing area) and two further bedrooms. Property also benefits from driveway parking for two vehicles along with seating area to the front and courtyard garden to the rear. An early viewing is highly recommended.

Porch
uPVC windows to side elevation. Door to living room.

Living Room
Two uPVC windows to front elevation. Stairs to first floor. Feature fireplace. Two electric heaters.

Kitchen/Diner
uPVC windows to rear elevation. uPVC bi-fold doors to courtyard. Matching wall base units with solid wood worktops over. Acrylic sink and drainer with half bowl. Rangemaster cooker with five burner gas hob. Space for fridge/freezer. Part tiled walls. LVT flooring. Inset ceiling lights. Electric heater.

Shower Room
Obscured uPVC window to rear elevation. White suite comprising of built in shower, wash basin with cupboard under and low level W.C. Space and plumbing for washing machine and tumble dryer. Part tiled walls. LVT flooring. Inset ceiling lights. Electric heater.

Bedroom One
uPVC window to rear elevation. Radiator.

Dressing Area
Laminate flooring. Opening to en-suite;

En-Suite
White suite comprising of built in shower, wash hand basin and low level W.C. Part tiled walls. Laminate flooring. Heated towel rail.

Bedroom Two
uPVC window to front elevation. Radiator.

Bedroom Three
uPVC window to front elevation. Radiator.

Front
Gated access with driveway parking for two vehicles. Enclosed by timber fencing. Paved patio. Mostly gravelled with raised flowerbeds and Astroturf. Space for timber shed. Outside sockets.

Courtyard
Enclosed by timber fencing. Mostly gravelled with seating area. Gated access to side.

Location
Highworth is an attractive market town built around the beautiful 13th Century church with a selection of independent shops, restaurants, pubs, doctors, dentist, schools and weekly market. Excellent road access is afforded by the A419 to Cirencester and the M4 Junction 15. Swindon station c.6 miles away with direct train to London Paddington within an hour.

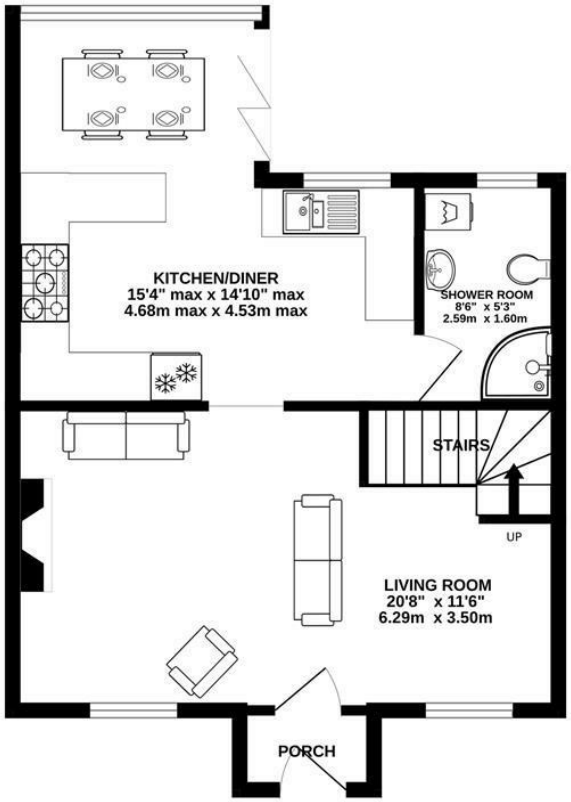
Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.

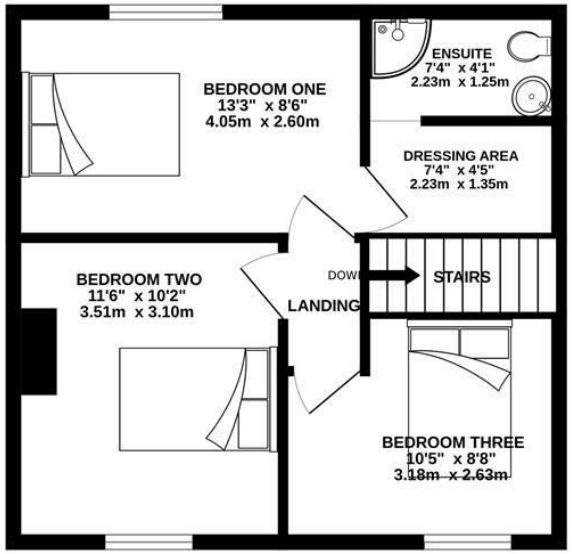
Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

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.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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01793 641641
10 Commercial Road, Swindon, SN1 5PL
info@primaryhomesandlettings.co.uk
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