



1 The Orchard, Broome Manor Lane, Swindon, Wiltshire, SN3 1NG
Guide price £475,000



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A rare opportunity to purchase a bungalow in the centre of Broome Manor, finished to a modern standard with two receptions (open plan), separate kitchen, bathroom and shower room.

There is a private south facing rear garden, shared orchard, neighbouring golf course, garage and driveway. Coate Water Country Park is accessible via footpath a few hundred yards along the road.

Description

Comprising entrance hallway, shower room, living room, dining room, kitchen, three bedrooms, bathroom. The entrance hallway has a cloakroom with shower to the immediate left, further down the hallway opens up providing room for a side unit and has a built in store cupboard for shoes and jackets. To the end of the hallway double doors lead into the living room, which is open plan to the dining room with patio doors leading out to the south facing private garden. A door leads into the modern kitchen, a side door leads out to the front to back footpath leading off the driveway. The bedrooms are all located off the front section of hallway along with the bathroom.

Outside there is driveway parking to the front of the single garage which has power, light, a remote electric roll up door and a store to the rear, there is also a communal rear corridor along the garages. Further guest parking is directly opposite the garages. The rear garden is walled to two sides and fenced between the neighbouring bungalow. A gate to the far end leads directly into the shared paddock. A golf course abuts the paddock offering a pleasant outlook.

Leasehold: 999 years from 25 December 1972 (freehold owned by the residents via a Ltd company)

Service charge: TBC (self managed by the owners of the three bungalows)

Situation

Broome Manor is a small suburb of Swindon positioned between Old Town and Coate Water country park to the south east of Swindon centre. Within a 1 mile walk is Old Town, the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. Nearby Coate Water lake (a few minute walk) has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.



