



GRANT FRASER
TOWN & COUNTRY

Idle Winds, Bodyhorse Hill, Hinton Parva, Swindon, Wiltshire, SN4 0DH
Offers over £800,000



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****NO ONWARD CHAIN**** Providing a current annexe option is this gated property situated on a half acre south facing plot surrounded by rolling countryside with The Ridgeway in the backdrop. The circa. 3,500 sq. ft. (inc garage and loft space) offers great scope for a buyer make it their own.

The garage is built with a double skin construction and could be converted into further accommodation. There is one useable attic bedroom plus a large long attic room with WC. This space could be made more useable with large dormer windows to the rear or an entire first floor could be added (STP).

Description

Comprising entrance storm porch, entrance hallway, kitchen, living room, dining room, conservatory, five bedrooms, two en-suites, bathroom, utility, attic room plus WC, annexe lounge/kitchen/diner. The storm porch leads into a good sized entrance hallway, the kitchen is to the left, two large windows overlook the front garden and views beyond. A rear lobby provides access to the utility which houses a floor standing oil fire boiler, a cupboard houses the hot water tank which has a pump for the showers. An external door leads off this lobby to the driveway. There is a bedroom to the front of the lobby with bedroom one to its rear. Bedroom one has a large dressing area, en-suite bathroom and a bed end of the room leading out to the conservatory. This area enjoys view the garden with french doors providing access to it and the dining room. The dining room has patio doors to the rear and a side door to a further patio. This is open plan to the living room which has a large fireplace. A door leads back out to the entrance hallway which continues to provide access to a further bedroom/study, main bathroom with a bath with shower over. To door provides access to stairs to the first floor where there is a useable bedroom and a long attic room, WC and loft space. There are Velux windows on this floor with one gable end window and radiator heating. The space has limited head height and would benefit from dormer windows above ridge level. Alternately it makes for a great kids den or seating home office. A final door leads off the hallway to an annexe bedroom with wet room en-suite and door to an annexe lounge/kitchen/diner, this also benefits from the a door to the garden.

The grounds are in the main level, electric gates provide access with ample driveway parking for a number of vehicles. The garage is double skin construction with a side window, plumbed radiator and insulated garage door. There is a timber enclosed area to the front housing the plastic oil tank whilst providing space for bins. A footpath leads to the rear garden, providing a large expanse of patio and lawn with mature hedge borders.

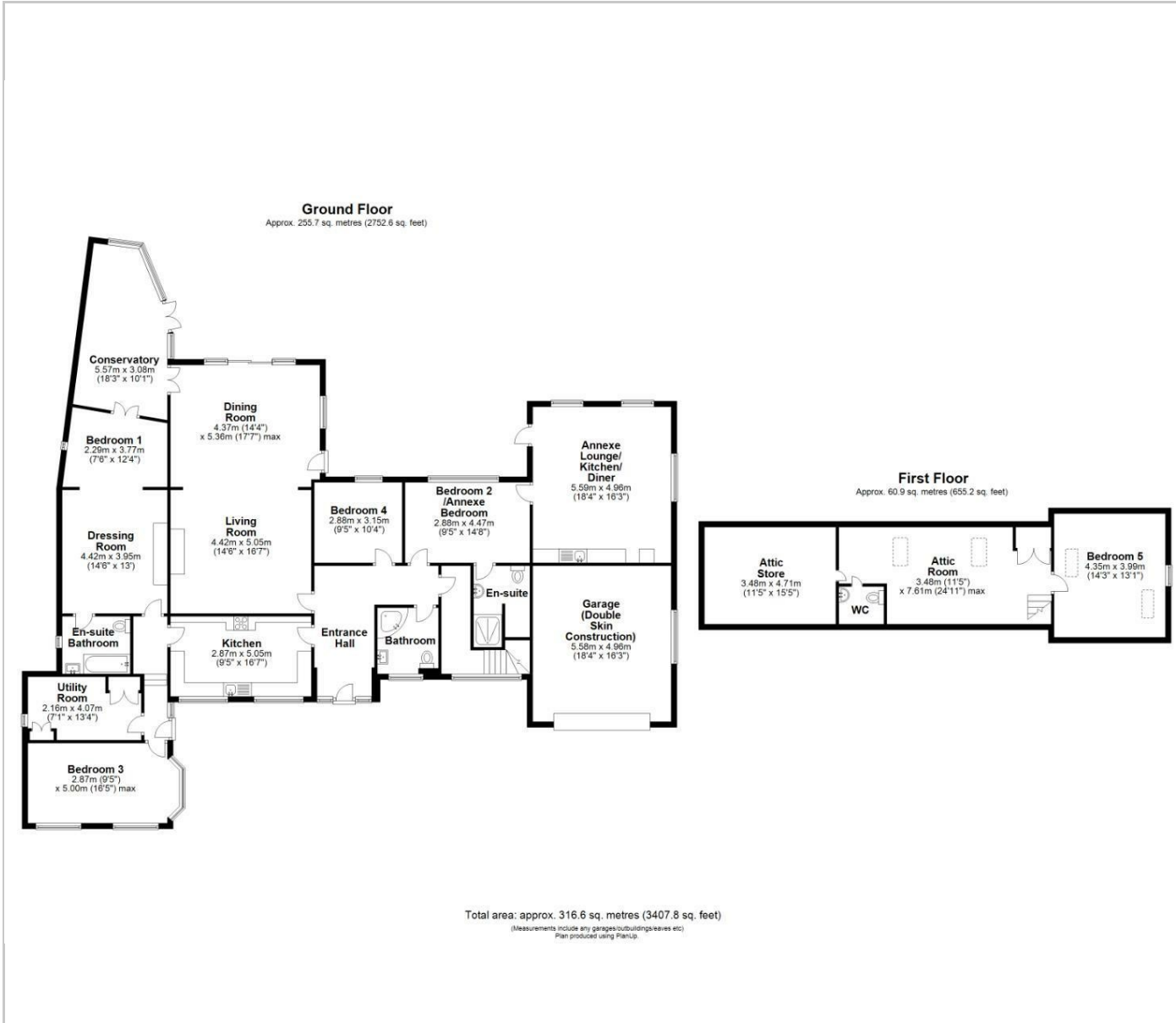
Servies: we are informed - oil fired central heating, mains sewage, water and electric.

Situation

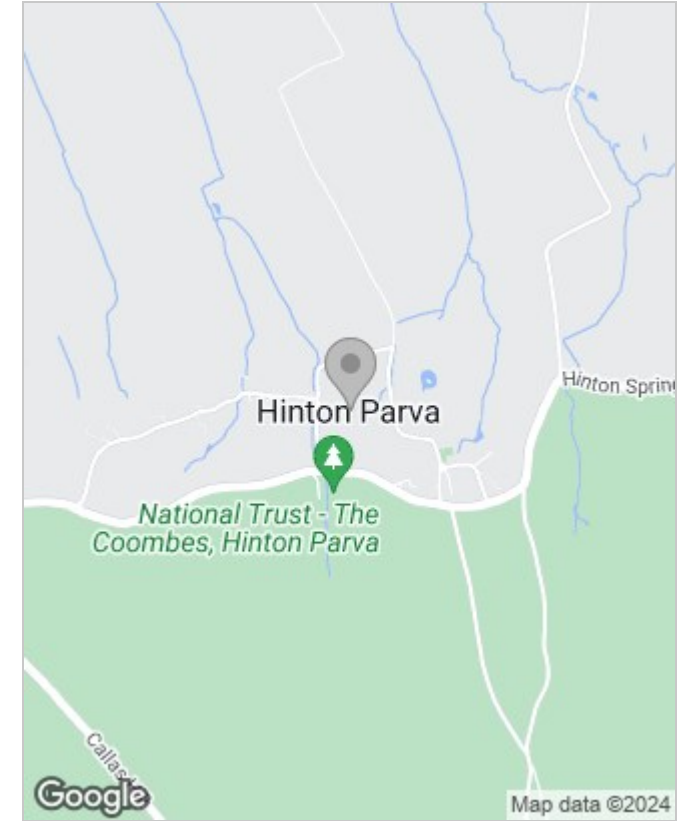
Hinton Parva sits in the foothills of the famous Ridgeway area of outstanding natural beauty, along with its many public open spaces and fields around, it is ideal for outdoor pursuits. The village benefits from its own village hall and church. Helen Browning's farm and public house is located in the nearby village of Bishopstone, a local Brewery Arkells pub serving food as well as local ales. Bishopstone benefits from its own primary school and nursery, with buses running via Hinton Parva to nearby Wroughton for Ridgeway secondary school. Wanborough is the neighbouring village of Hinton Parva, ideally located just outside Swindon. There are also a fine collection of public houses to suit all tastes, serving food as well as local ales. Wanborough benefits from its own primary school and nursery. The area has great transport links, the M4 motorway access 3 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



Energy Performance Graph

