



GRANT FRASER  
TOWN & COUNTRY

Bryer Cottage, High Street, Wanborough, Swindon, Wiltshire, SN4 0AE  
**Offers over £350,000**





Bryer Cottage, High Street, Wanborough, Swindon, Wiltshire, SN4 0AE

Offers over £350,000

**\*\*\*NO ONWARD CHAIN\*\*** Having not been on the market for over half a century is this semi-detached Grade II listed cottage offering a wealth of character whilst a generous amount of space to adapt to suit your needs. The cottage also benefits from gas central heating, double glazing in parts and mains drainage.

Situated on Wanborough high street, there are a variety of pubs in the village a stroll away, various local public open spaces, sports rec and rolling countryside on the doorstep. The M4 motorway junction 15 is within a 3 mile drive.



## Description

Comprising entrance hallway, living room, reception room, kitchen breakfast room, conservatory, WC, two bedrooms, bathroom. A storm porch leads into a generous entrance hallway with space for jackets and shoes. Stairs lead to the first floor with doors and an opening into the living room and kitchen. The living room has a log burner, dual aspect windows and leads through to large reception room. The kitchen breakfast room is also dual aspect with pleasant views up the high street and out to the garden from the sink. The conservatory provides access out to the garden and has a cloakroom with space for a washing machine. On the first floor a partition wall has been removed making bedroom two open plan to the landing area, which in turn leads off to an upstairs bathroom and bedroom one.

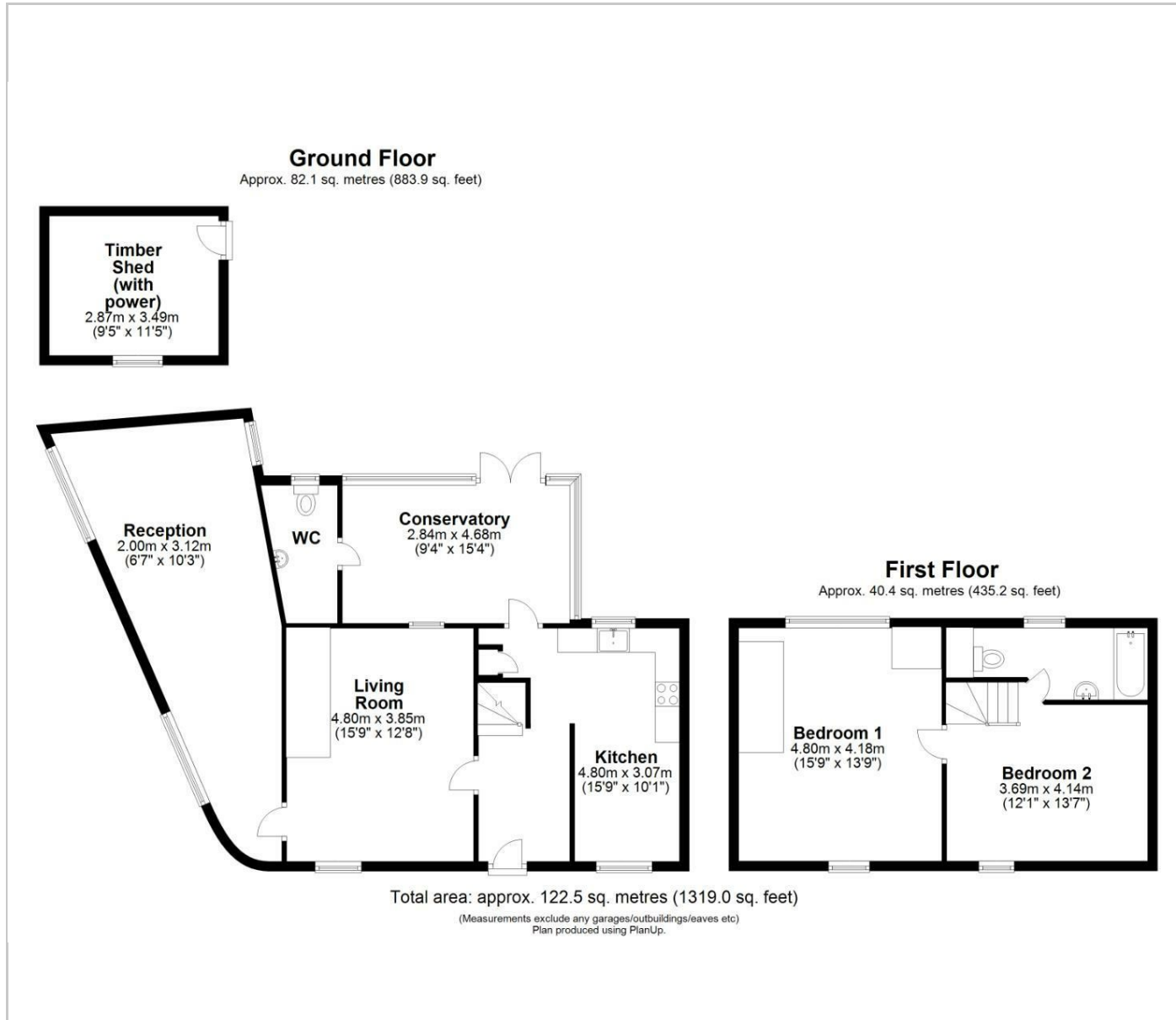
Outside there is driveway parking for one vehicle along with ample street parking. There is gated side access into the rear garden, which is mainly laid to lawn with mature borders, a vegetable patch, green house, patio, and shed with power.

## Situation

Wanborough is a small village ideally located just outside Swindon, sitting 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. There are also a fine collection of public houses to suit all tastes, serving food as well as local ales. The village benefits from its own primary school and nursery, with buses running to nearby Wroughton for Ridgeway secondary school. The area has great transport links, the M4 motorway access 3 miles from the property and the A419 links to the M5 Motorway. Swindon train station is approximately 5 miles away with trains to central London, Bath, Bristol and the West Country run on a regular timetable.



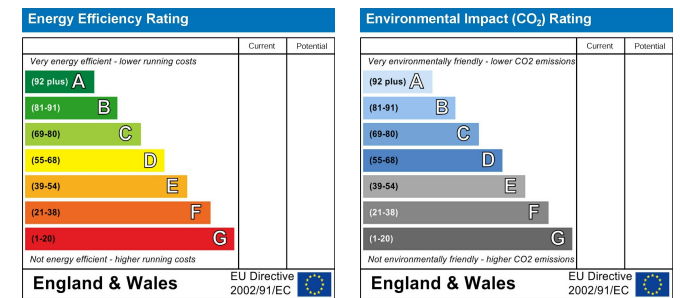
## Floor Plans



## Area Map



## Energy Performance Graph



White Elm Newtown, Bishopstone, Swindon, Wiltshire, SN6 8QA

Tel: 01793 228 440 Email: info@grantfrasertc.co.uk