



GRANT FRASER  
TOWN & COUNTRY



331 The Cullerns, Highworth, Swindon, Wiltshire, SN6 7NX  
**Offers over £400,000**





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Enjoying impressive views of the Ridgeway and surrounding countryside (over the neighbouring rooftops) is this modernised detached property, with two receptions, utility, ground floor cloakroom, modernised bathroom and four double bedrooms.

Located a five minute walk to Highworth High Street, with its array of amenities from a pharmacy, butchers, dentist, deli's, cafes, pubs, restaurants, takeaway food outlets and a supermarket to name just a few.



## Description

Comprising storm porch, entrance hallway, cloakroom, dining room, living room, kitchen, utility area (no plumbing), four double bedrooms, bathroom. The entrance hallway has some space for coats and shoes, the cloakroom is directly off the hallway. A door leads into the dining room with stairs to the first floor, doors to the living room, kitchen and an under stair cupboard. The modern kitchen has space for a range oven. An opening leads through to a separate utility area with doors to the garden and garage. The living room has a view over the rear garden. On the first floor there are two larger and two smaller double bedrooms and a main bathroom with a shower over the bath. The rear rooms (bedroom one included) enjoy impressive countryside views beyond the immediate rooftops.

Outside there is driveway parking (there is plenty of street parking and a free public car park is also yards from the property). There is a mature front garden (which could be converted into further driveway parking if wanted), gated side access to the rear garden which is split into a few levels and areas for growing vegetables and enjoying the sunshine at various times throughout the day. A (double skin) brick potting shed is attached to the side of the property and could be improved and adapted into a home office or summer house.



## Situation

Highworth is the highest town in Wiltshire. The Grade II listed High Street has a variety of shops and businesses, cafes, pubs and restaurants, all within a five minute walk of this property. The local schools consist of two Primary and Junior Schools and one Secondary school - all in walking distance of this property. Sixth Form Colleges can be found in nearby Swindon and Cirencester. An excellent Doctors Surgery, Dentist and Opticians are all within walking distance of this property. The area has great transport links, the A420 to Oxford and the A419 which links to the M4/M5 Motorways. Swindon Station is approximately 6 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



**Ground Floor**  
Approx. 78.6 sq. metres (846.4 sq. feet)

The Ground Floor plan includes a Utility room (no plumbing) measuring 2.18m x 2.53m (7'2" x 8'4"), a Kitchen measuring 4.38m x 2.21m (14'4" x 7'3"), a Living Room measuring 4.38m x 3.68m (14'4" x 12'1"), a Dining Room measuring 4.20m x 4.31m (13'9" x 14'2"), and a Garage measuring 5.45m x 2.53m (17'11" x 8'4"). A Brick Potting Shed measuring 3.25m x 2.25m (10'8" x 7'5") is attached to the side. A staircase leads to the first floor.

**First Floor**  
Approx. 52.1 sq. metres (560.3 sq. feet)

The First Floor plan includes four bedrooms: Bedroom 1 (4.40m x 2.97m / 14'5" x 9'9"), Bedroom 2 (3.25m x 2.97m / 10'8" x 9'9"), Bedroom 3 (3.14m x 2.92m / 10'4" x 9'7"), and Bedroom 4 (2.74m (9') max x 2.92m (9'7")). A bathroom and a staircase leading to the ground floor are also shown.

**Total area: approx. 130.7 sq. metres (1406.7 sq. feet)**

(Measurements include any garages/outbuildings/eaves etc)  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		80 60	<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b> EU Directive 2002/91/EC		<b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b> EU Directive 2002/91/EC			

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