



1 Croft Road, Old Town, Swindon, Wiltshire, SN1 4DG
Guide price £1,500,000



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****NO ONWARD CHAIN**** Dating back to 1748 with later Georgian and Victorian additions is this seven bedroom Grade II listed 6,170 sq. ft. property situated on a 0.42 acre plot. The main house offers four receptions, kitchen breakfast room, garden room, utility/cloakroom, seven double bedrooms two with en-suite. A 930 sq. ft. two bedroom annexe has fully independent access and there is a scope for multi-dwelling stamp duty relief.

The heart of Old Town is a short stroll offering an array of eclectic bars, shops, restaurants, takeaways, food delis, butchers, convenience stores and chemist to name a few. Swindon train station is 1.3 miles with links to London in under an hour. The M4 motorway junction is 4 miles.

Description

Comprising entrance hallway, four receptions, kitchen breakfast room, garden room, utility cloakroom, seven bedrooms, two en-suites, bathroom and cellar. Annexe comprising entrance hallway, lounge/kitchen/diner, two double bedrooms and shower room. The entrance hallway leads front to back with a door directly out to the rear garden, doors lead off into three of the receptions, the utility cloakroom, kitchen and basement. The two main receptions run front to back and have bay windows overlooking the front and rear gardens along with a gas fire to each. The third reception is the other side of the hallway, also with a bay window over the front garden, a feature fireplace and doorway through into the dining room. This room has feature beams, an unused door to the driveway, feature fireplace and a door leading into the kitchen. The kitchen breakfast room has an island unit, granite worktops, a log burner and stable door out to a south facing courtyard. A garden room off the kitchen offers access out to the rear garden and central patio. The end of the kitchen returns to the hallway with further doors offer access to the basement, which would make an ideal wine cellar and general store. The utility room offers plenty of space for coats and shoes, has a WC, a wash hand basin and space for a washing machine. On the first floor bedroom one has a separate dressing room and four piece ensuite with feature polished copper roll top bath and a balcony overlooking the rear garden. There are three further double bedrooms on this floor all with feature fireplaces, two with bay windows. A four piece main bathroom serves these rooms. On the second floor and accessed via two staircases there are a further three double bedrooms, one with en-suite.

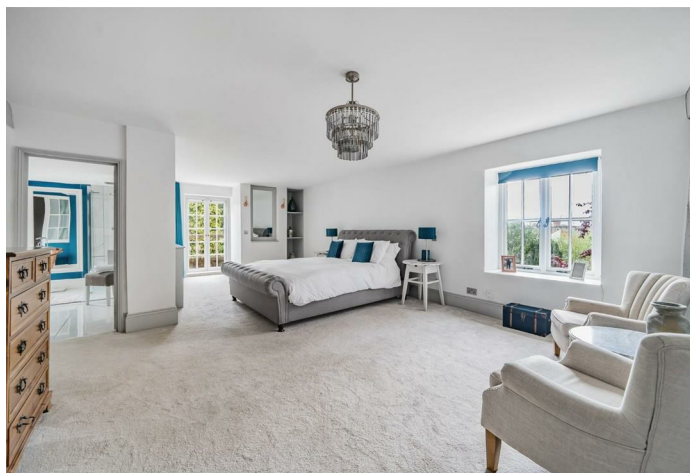
The annexe has its own driveway and private entrance (there is a blocked off door linking it back to the main house). An entrance hallway has a double bedroom to each end with a shower room in the middle, all on the ground floor. The first floor offers one open plan lounge/kitchen/dining space. This annexe would make for an ideal passive income stream via Airbnb or AST, family accommodation or home business location subject to any necessary consents.

Outside there is driveway parking to the front with a mainly walled front garden with an option to re-instate the gated entrance. Side access leads to a gated side garden which has an external store and gardeners toilet. A footpath leads onto the rear garden, which has been well planted and is well established. A further gate to the other end of the garden leads to the annexe, which has further gates (vehicular and pedestrian) out to the street.

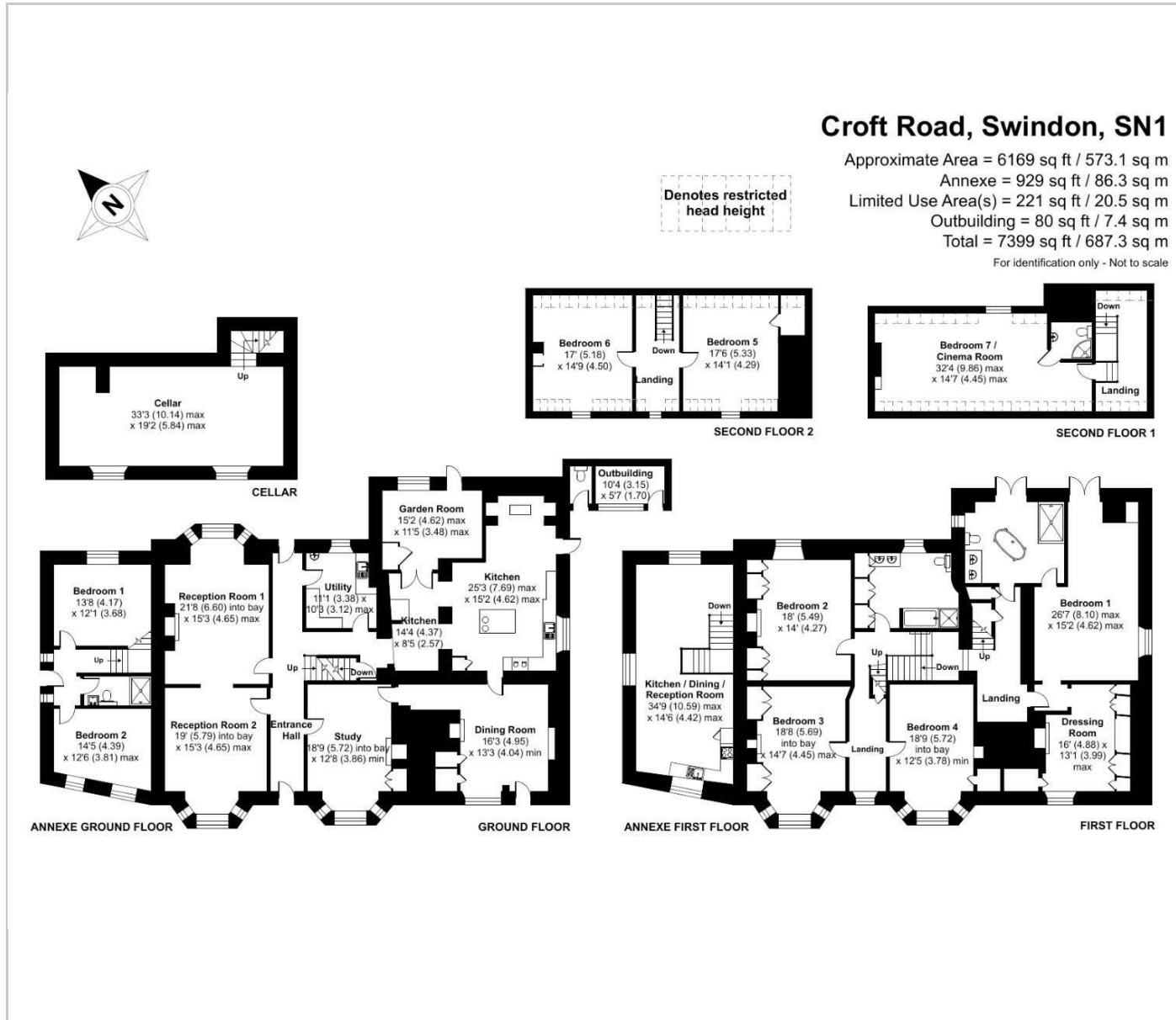
Services: Mains gas, water, electric and sewage.

Situation

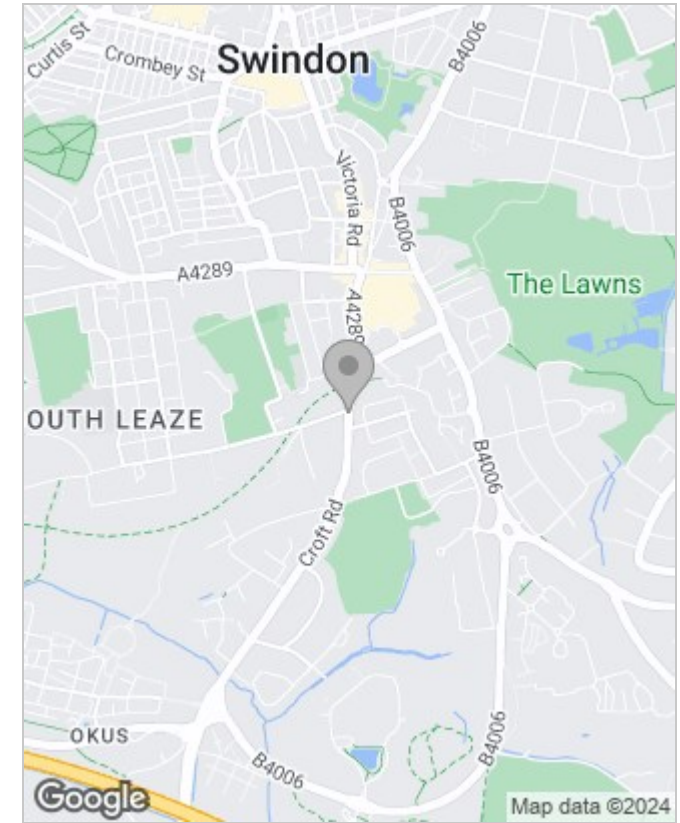
Old Town is the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. 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.



Floor Plans



Area Map



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

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