



GRANT FRASER  
TOWN & COUNTRY

Willow House, Church Row, Hinton Parva, Swindon, Wiltshire, SN4 0DW  
**Guide price £1,650,000**





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**\*\*NO ONWARD CHAIN\*\*** Welcome to this impressive individually built home located in the picturesque Church Row, Hinton Parva, Swindon. This property boasts a generous 6,071 sq. ft. of living space, set on approximately 3 acres of land, offering you ample room to enjoy and explore.

As you step inside, you'll be greeted by four spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features five double bedrooms, four with en-suite, ensuring everyone in the household has their own private sanctuary.

Situated at the foothills of The Ridgeway Area of Outstanding Natural Beauty, you'll be surrounded by breathtaking landscapes and tranquil surroundings, ideal for those who appreciate the beauty of nature.

Whether you're looking to host elegant gatherings in the expansive living areas or simply unwind in the serenity of the countryside, this property offers a perfect blend of luxury and tranquility.



## Description

Comprising entrance porch, entrance hallway, living room, dining room, two further receptions, two cloakrooms, utility, boot room, plant room, five bedrooms, four en-suites, main bathroom. Double doors lead into an entrance porch with further double doors leading in to the double height entrance hallway, a grand staircase sweeps up to the first floor. There is a handy cupboard for coats and shoes, doors lead to the living room, dining room, a reception, kitchen and cloakroom. Double doors lead into one of the reception rooms, which has been a snooker room and play room among other uses, this in turn is semi open plan to a generous rear reception overlooking and with access to the 3 acres of grounds, currently used as a cinema room but could have various uses. Double doors lead through to the living room which has a central log burner and further views and access to the garden. Double doors lead back out to the entrance hallway and the dining room. The dining room has a gas fire (not tested), a bay window and further door into the kitchen. The kitchen breakfast room has space for a table, enjoys views over the front garden and returns to the hallway and utility room. The utility has a handy larder and leads to a lobby with doors to the side garden and driveway along with a boot room, further cloakroom and plant room. On the first floor there are five double bedrooms, four with en-suite along with a four piece main bathroom and airing cupboard. Outside the driveway offers parking for a number of vehicles with further room to expand, the triple garage has power and electric doors. Gated side access leads to the rear garden with patio and extensive lawn leading down to a pond. A side lane runs alongside and is owned by the property, which offers vehicle access to the rear garden.

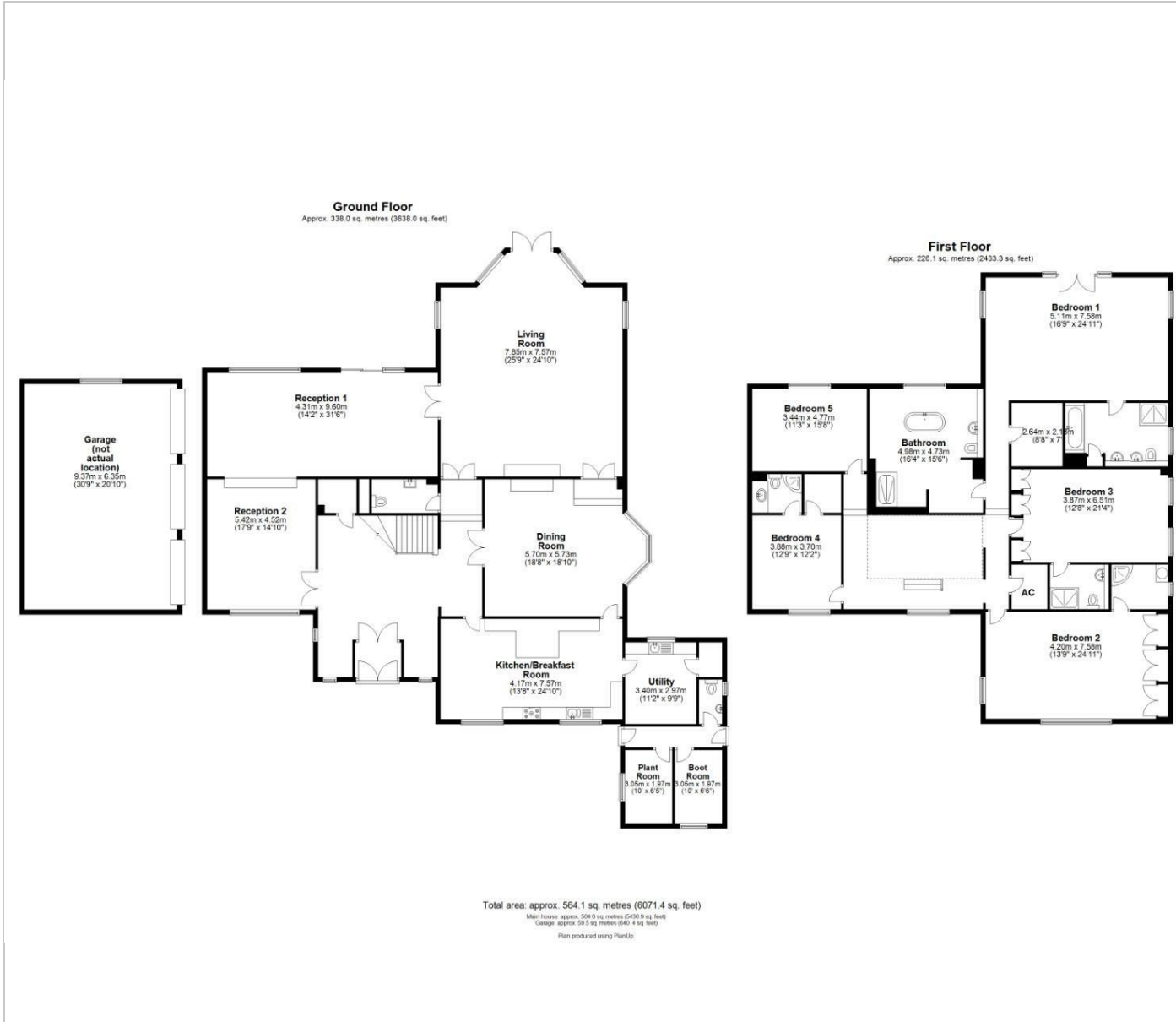
Services: we are informed – wood pellet fired central heating (7 ton storage unit, lasting the current owners a year), independent sewage via sewage treatment plant, mains water and electric. Solar panels are owned outright by the property, we are informed the income fed back to the grid currently makes for a cost neutral running of the home with two residents. Further solar for hot water.

## Situation

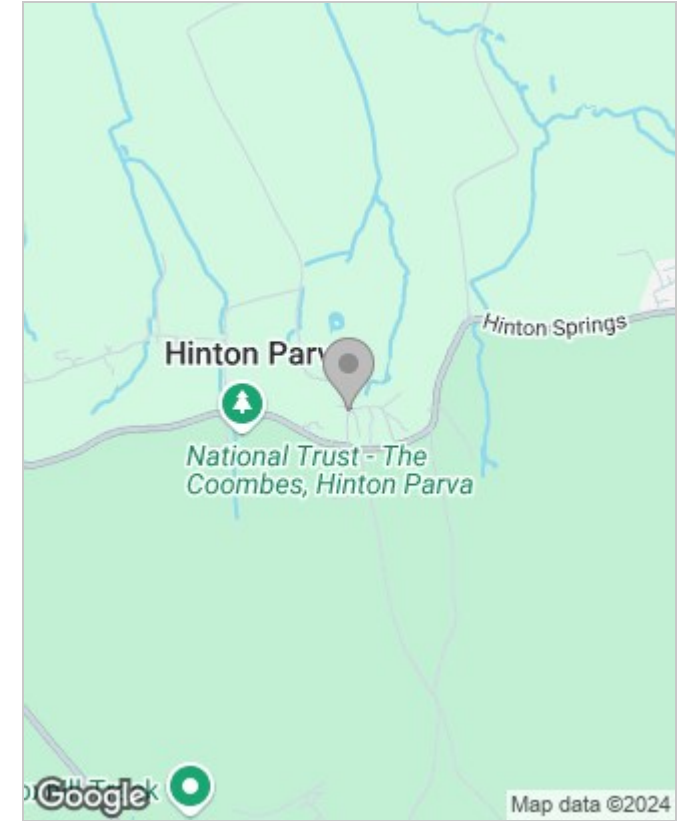
Hinton Parva sits in the foothills of the famous Ridgeway area of outstanding natural beauty, along with its many public open spaces and fields around, it is ideal for outdoor pursuits. The village benefits from its own village hall and church. Helen Browning's farm and public house is located in the 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.



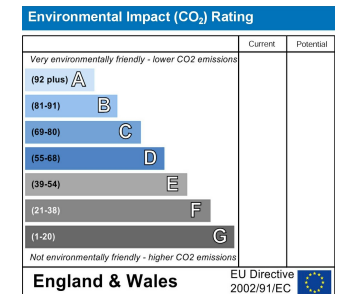
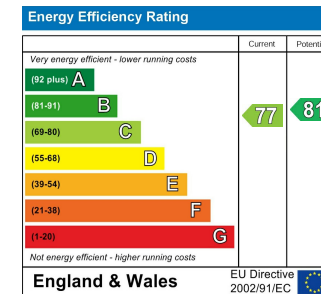
# Floor Plans



# Area Map



# Energy Performance Graph



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