



GRANT FRASER
TOWN & COUNTRY



32 Kennet Road, Wroughton, Wiltshire, SN4 9EA
Offers over £350,000



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****NO ONWARD CHAIN**** Situated in a cul-de-sac is this modernised (re-wired in 2024) detached property with two receptions, one with open fire, a modern kitchen, refitted en-suite and good sized main bathroom with airing cupboard. The south facing garden has a shed with power and light.

Located just a stone's throw away from a secondary school with a sixth form, making it an ideal location for families with school-going children. For commuters, the property is conveniently located just 4 miles from a train station with direct links to London in under an hour. Furthermore, the proximity to the M4 motorway junction, only 3.5 miles away, ensures easy access for those who need to travel by car.

Surrounded by open countryside and close to the historic site of Avebury, this property offers the best of both worlds - a tranquil setting with easy access to modern amenities.

Description

Comprising entrance hallway, kitchen, dining room, living room, lean-to, three bedrooms, bathroom, en-suite. The entrance hallway has doors to all ground floor rooms, stairs to the first floor and a handy under stair cupboard. The modern kitchen has a side door leading to the rear garden and a breakfast bar. The dining room has a bay window overlooking the front garden. The living room has an open fire, over looks and has access to the rear garden via a lean-to. On the first floor there are two double bedrooms and a single bedroom. The main bathroom has a double airing cupboard. There is a refitted en-suite shower room.

Outside there is driveway parking to the front, gated access to both sides leading to the rear garden. The garden is south facing and has a shed with power and light.

Services: we are informed mains gas, electric, water and sewage.

Situation

Wroughton is a village located to the immediate south of Swindon, with a variety of shops and businesses, cafes, pubs and restaurants. The local schools consist of one Primary, one junior and one Secondary school - all in walking distance of this property. Sixth Form Colleges can be found within the village, in nearby Swindon and Cirencester. Two miles away Wood Street in 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.

The area has great transport links, the M4 motorway access 4 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 4 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Ground Floor
Approx. 59.1 sq. metres (635.7 sq. feet)

Lean-to
1.85m x 3.05m
(6'1" x 10')

Living Room
4.79m (15'8") max
x 6.28m (20'7")

Dining Room
4.45m (14'7") max
x 2.34m (7'8")

Kitchen
5.05m (16'7")
x 2.82m (9'3") max

First Floor
Approx. 44.4 sq. metres (478.3 sq. feet)

Bedroom 1
4.03m (13'3") max
x 3.35m (11')

Bedroom 2
3.09m (10'2") max
x 3.30m (10'10")

Bedroom 3
3.34m x 1.87m
(10'11" x 6'2")

Total area: approx. 103.5 sq. metres (1114.0 sq. feet)

Plan produced using PlanUp.

A map of Wroughton, Oxfordshire, showing the location of The Ridgeway Hospital. The hospital is marked with a red 'H' icon and labeled in red text. A grey location pin is placed near the hospital. The map shows the M4 motorway running along the top and right edges, and the B4005 road running through the center. The A4361 road is also visible. The area is labeled 'NORTH WROUGHTON' and 'Wroughton'. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current: 69	Potential: 85	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
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