



GRANT FRASER
TOWN & COUNTRY

2 Woodland View, Wroughton, Swindon, Wiltshire, SN4 9AB
Guide price £550,000



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Situated on the edge of the village of Wroughton, Wiltshire, this impressive detached property offers a generous 2,196 square feet of living space, making it an ideal family home. A stand out feature is the 30-foot reception room, featuring an impressive vaulted ceiling and bi-fold doors that connect the indoor space to the outdoors. The garden is thoughtfully designed with three patio areas, allowing for various outdoor activities and relaxation spots.

The heart of the home is the refitted kitchen diner, complemented by a utility room and a cloakroom for added convenience. The property includes a further reception room, providing ample space for family gatherings or quiet evenings in. With four bedrooms, including one with a south facing balcony, this home offers plenty of room for family and guests. The four-piece bathroom adds a touch of luxury, ensuring comfort for all.

Families will appreciate the proximity to local schools, including village infant, junior, and secondary options, making this property an excellent choice for those seeking a community-oriented lifestyle. 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 porch, entrance hallway, living room, further reception, kitchen diner, sun room, utility, cloakroom, four bedrooms and four piece bathroom. Double doors lead into a bright entrance porch providing space for coats and shoes. A further door leads into the entrance hallway where stairs lead to the first floor and there are doors to all rooms. A front reception is of a good size for a dining room, second living room or possibly a ground floor bedroom. The rear main reception has been extended providing a vaulted ceiling with four large Velux windows along with a large southern expanse of bi-folds offering plenty of natural light and direct access to a large patio, ideal for entertaining. The kitchen has been replaced by the current owners along with the removal of a wall and conversion of a garage into a dining space. There is enough room for a lounge area and dining area. Doors lead to the garden and garage, an opening leads into the utility. A cloakroom is located just inside the entrance hallway. On the first floor there are four bedrooms, one has a shower in the corner of the room, which could be adapted into more of an en-suite. The second bedroom has a dressing area with built in wardrobes, this room also benefits from a south facing balcony with views over the garden and Ridgeway in the far distance. There are two further bedrooms and a four piece main bathroom.

Outside there is driveway parking to the side of the property along with further on street parking and the integral garage. The rear garden has an L-shaped patio area with steps down to an expanse of lawn. There are further patio areas, the current owner uses these spaces for a summer house and a bar with a brick pizza oven and area for seating.

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



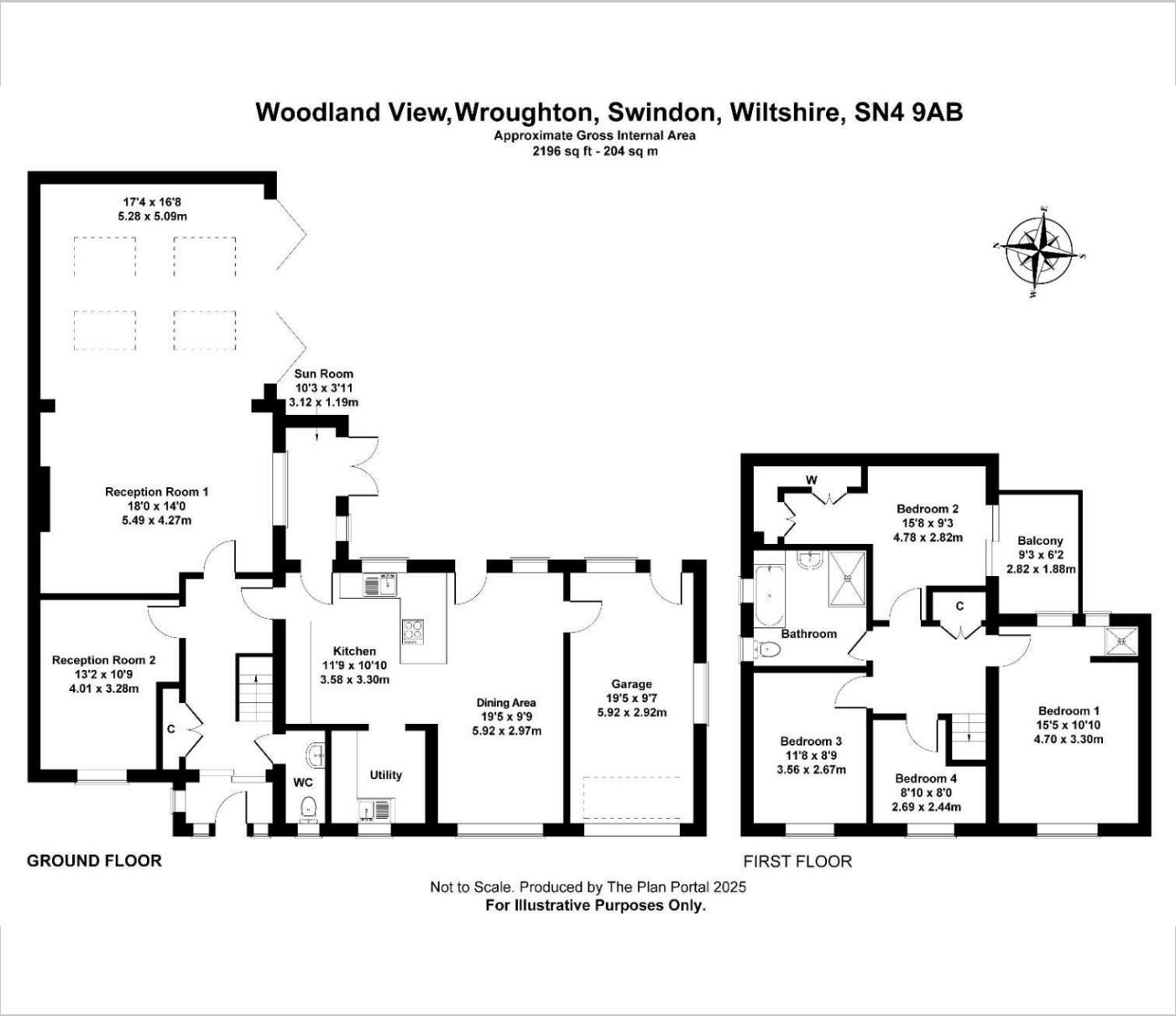
Situation

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. One mile 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.

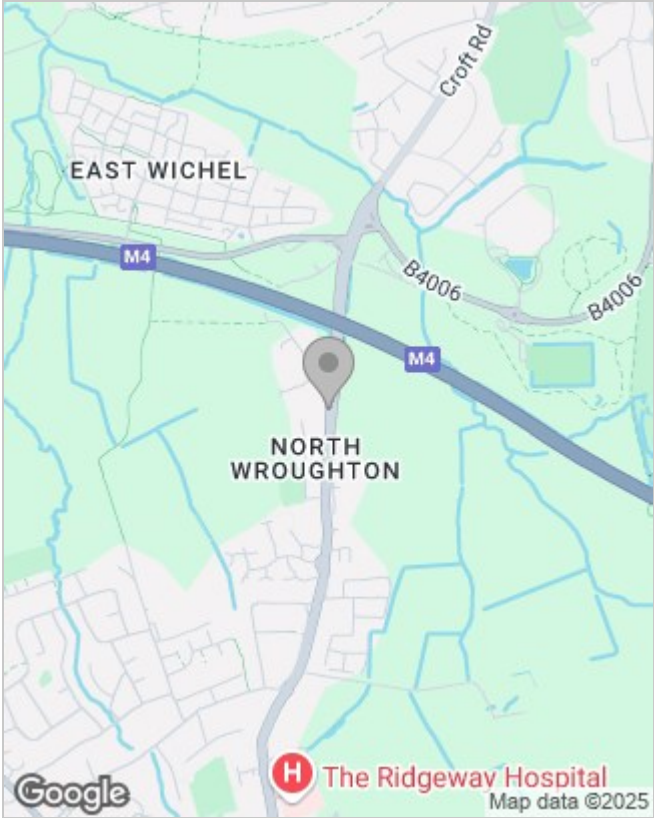
The area has great transport links, the M4 motorway access 4 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 2.5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



Energy Performance Graph

