



20 Cherry Orchard, Highworth, Swindon, Wiltshire, SN6 7AU  
Guide price £400,000

GRANT FRASER  
TOWN & COUNTRY





## 20 Cherry Orchard, Highworth, Swindon, Wiltshire, SN6 7AU

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Located a short walk from Highworth High Street, this extended house offers modern living and traditional character. Built in 1924, the property offers 1,240 square feet of living space with the benefit of lapsed planning permission for a first-floor side and rear extension.

There are three receptions, the main living room including a log burner. The modern kitchen was refitted in 2021 and is semi open plan to the dining room. There is a utility room combined with a cloakroom. A modern refitted four piece bathroom, two double bedrooms both with built in storage and a generous single bedroom.

The property also benefits from a store garage equipped with electric car provision (wall box not included) and to the rear is a circa. 80 foot garden.

The location is convenient, with an array of shops, cafes, bars, restaurants, and delis just a stone's throw away, providing everything you need for daily life and leisure. With three primary schools nearby, this property is also well-suited for families.

## Description

Comprising entrance hallway, living room, reception, study, kitchen, dining room, utility/cloakroom, rear lobby, garage, three bedrooms and four piece bathroom. A storm porch leads into the entrance hallway where there is a handy cupboard for jackets and shoes. Doors lead into the rear reception and kitchen. The reception has patio doors out to the study/playroom/garden room. The reception is open plan to the front living room which enjoys a log burner and views over the driveway and front treeline. The kitchen is modern having been replaced in circa. 2021, overlooks the garden and is semi open plan to the dining room which in turn has doors out to the garden. A further door leads into a small rear lobby with doors to the utility/cloakroom and the garage. On the first floor there are two double bedrooms with various built in storage, a good sized single bedroom and a modern four piece bathroom.

Outside five bar gates lead to a generous driveway with mature borders. The garage is a store size (circa. 7'x7'), has an electric remote roller door, recent metal consumer unit and provision for an electric car charger. The rear garden has an expanse of patio to the immediate rear with steps leading up to a lawn area.

Services: Mains drainage, gas, electricity and water.

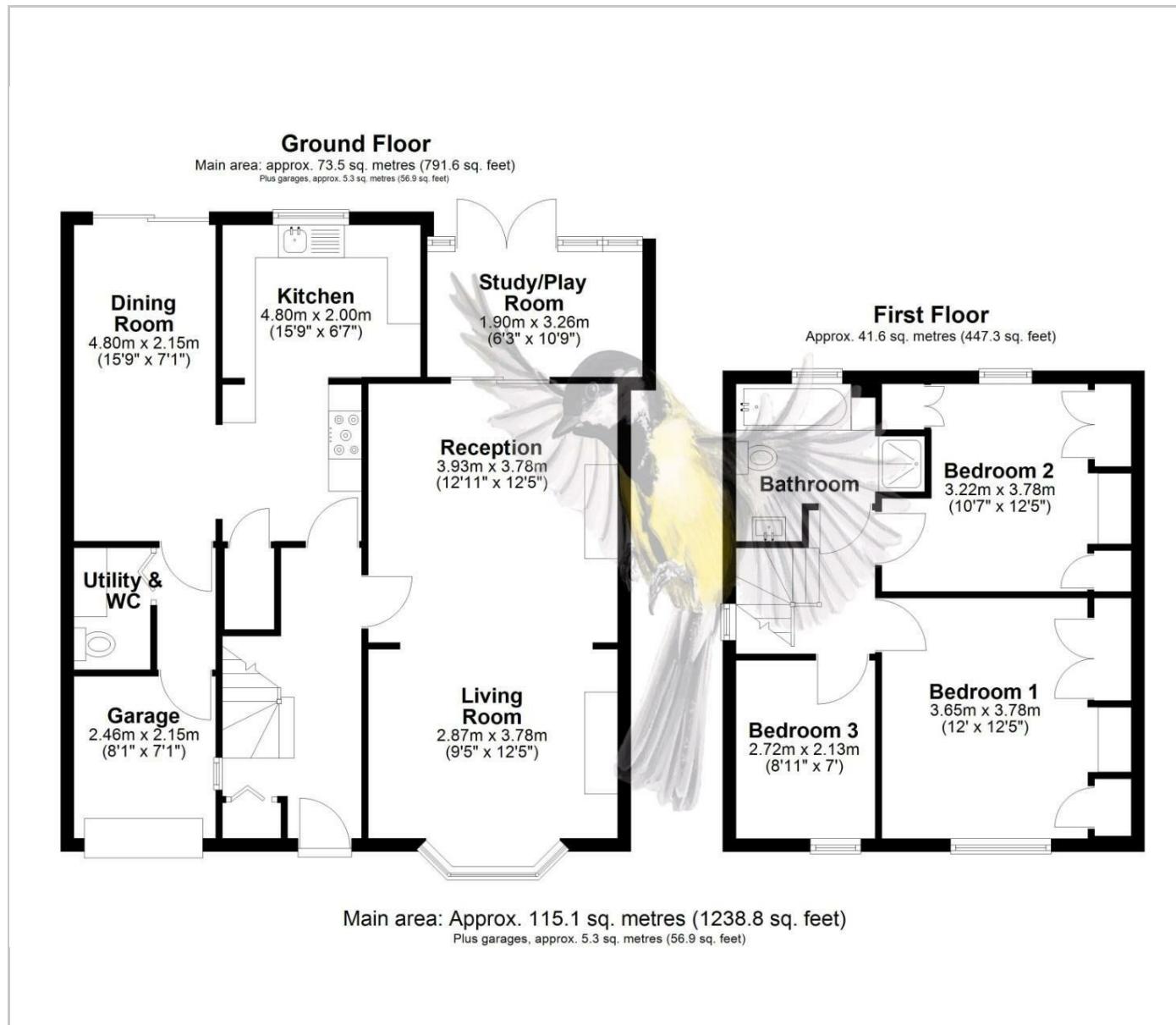


## Situation

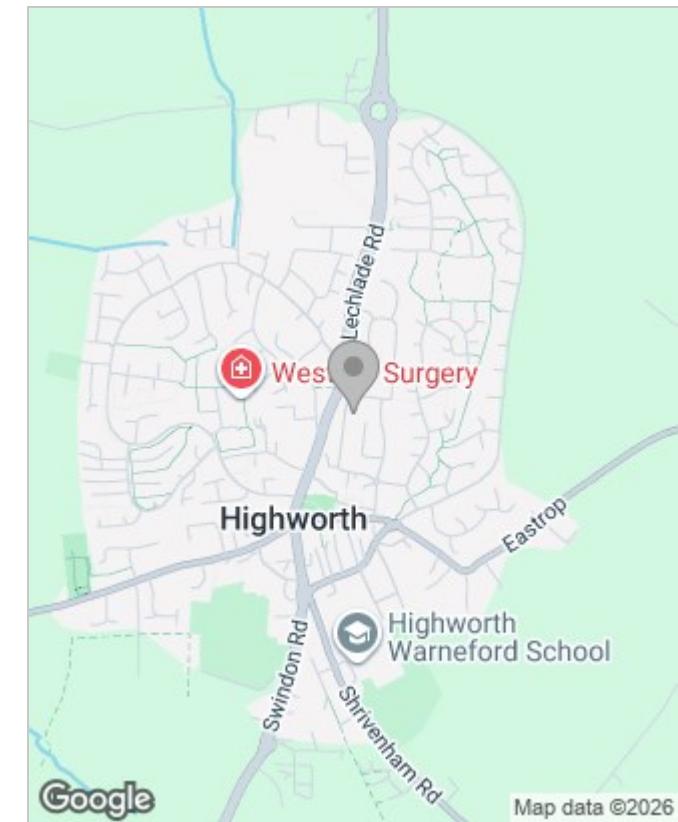
Highworth is the highest town in Wiltshire. The Grade II listed High Street has a variety of shops and businesses, cafes, pubs and restaurants, all within a five minute walk of this property. The local schools consist of two Primary and Junior Schools and one Secondary school - all in walking distance 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.



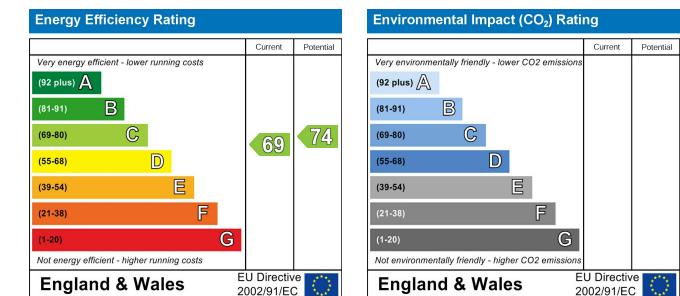
## Floor Plans



## Area Map



## Energy Performance Graph



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