


17 Belmont Crescent


Swindon, Wiltshire




An exceptional opportunity to acquire a distinguished detached residence in Swindon’s sought-after Old Town. In all, about 0.3 of an acre.

Mainline railway station 2 miles (London Paddington 45 minutes) | M4 (J.16) 3.5 miles | M4 (J.15) 4.3 miles
Marlborough 13 miles | Hungerford 13 miles | Cirencester 17 miles | Bath 37 miles.
(Distances and times approximate).


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Garden room | Bedroom with en suite shower room | Bedroom | Bathroom
First Floor: Three bedrooms | Shower room

Garden and Grounds

Off-road parking | Double garage | Gardens | Outbuildings | Garden store | WC
In all, about 0.3 acres



Situation

(Distances and times are approximate)

Number 17 is a wonderful family house situated on Belmont Cresent, one of the most sought-after roads in Old Town.



There are many pubs, restaurants, and shops within walking distance, as well as Town Gardens, a Victorian park that remains at the heart of the local community.



Swindon offers a wide range of shopping and recreational facilities, including three cinemas, bowling complexes, golf courses, David Lloyd Club, football at The County Ground and the Outlet Village.



Communications are excellent with regular trains from Swindon to London Paddington from 50 minutes. Junction 16 of the M4 motorway is about 3.5 miles away and provides fast access to London, Heathrow and the West Country.



The Property

The property, built in the 1920s, has generous living spaces thoughtfully designed for family life and entertaining. The ground floor features a welcoming entrance hall leading to spacious reception rooms with large windows overlooking the private gardens. To the side is the kitchen/breakfast room, which offers ample space for casual dining.

Over two floors are five bedrooms, three bath/shower rooms, and a garden room on the lower ground floor with access straight into the private garden. The principal bedroom includes an en suite shower room; there are four additional double bedrooms, one with an en suite and the other with a family bathroom.

There is scope to reconfigure or extend the property - subject to the necessary consent.



Outside

There is off-road parking next to the house and a double garage. Access to the private garden is from both sides of the house, with a yard on the side and a small garden around the entrance steps to the front door. The home sits above the private lawn with mature trees and shrubs, and there is a former vegetable garden at the far end.

The property has fabulous far-reaching views to the south and over the manor house gardens.

Behind the garage is a small store and WC.

In all, about 0.3 acres.

Property Information

Tenure: Freehold

Services: Mains water and electricity, private drainage, oil fired central heating.

Local Authority: Swindon Borough Council

Council Tax: Band F

EPC: D

Guide Price: £850,000

Directions: Postcode: SN1 4EY
What3words: //smile.guards.stick

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

House = 229.9 sq.m / 2,475 sq.ft

Outbuildings = 31 sq.m / 334 sq.ft

(Including Garage)

Total = 260.9 sq.m / 2,809 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

One Market Place

Cirencester

GL7 2PE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Rupert Sturgis

01285 882 001

rupert.sturgis@knightfrank.com

Knight Frank

22 High Street

Hungerford

RG17 0NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Rob Wightman

01488 688540

rob.wightman@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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