



**Burford House Swindon Street, Highworth Swindon SN6 7AH**



**welcome to**

**Burford House Swindon Street, Highworth Swindon**

Allen & Harris offer for sale this very impressive Georgian Grade II double fronted centrally located family home. This period house has been extensively updated throughout well keeping the originality of the building. Spread over 4 floors a viewing of this stunning home is required!



## Entrance Hall

The entrance hall has doors leading to the living room, dining room, utility room, kitchen, and basement and has two radiators.

## Lounge

12' 11" max x 12' 10" ( 3.94m max x 3.91m )

The lounge has a window to the front aspect of the property with shutters, fireplace wood burner and radiator.

## Dining Room

13' max x 12' 4" ( 3.96m max x 3.76m )

The dining room has a window to the front aspect of the property with shutters, feature fire place and a radiator.

## Kitchen

11' 7" max x 11' 4" ( 3.53m max x 3.45m )

The kitchen is a fitted kitchen with a range of wall and base units, window to the rear aspect of the property and door to the rear. The room offers a 1 & 1/2 bowl sink/drainers, butcher block work surfaces, plumbing for dish washer, space for fridge/freezer, radiator and space for range oven.

## Utility Room

9' 11" max x 9' 10" ( 3.02m max x 3.00m )

The utility room offers wall and base units, plumbing for washing machine, boiler, and window to the rear aspect, radiator and butcher block work surfaces.

## First Floor

### Landing

### Bedroom One

14' 3" x 13' ( 4.34m x 3.96m )

Bedroom one has a window to the front aspect of the property and radiator.

### Bedroom Two

14' x 10' 6" ( 4.27m x 3.20m )

Bedroom two has a window to the rear aspect of the property and radiator.

### Bedroom Three

13' 1" max x 12' 3" ( 3.99m max x 3.73m )

Bedroom three has a window to the front aspect of the property and radiator.

### Bedroom Four

9' 1" x 5' 11" ( 2.77m x 1.80m )

Bedroom four has a window to the front aspect of the property and has a radiator.

### Study

4' 10" x 3' 6" ( 1.47m x 1.07m )

The study has a window to the side aspect of the property.

### Bathroom

11' 8" x 10' 7" ( 3.56m x 3.23m )

The bathroom has a window to the rear aspect of the property, roll top bath with mixer taps and shower overhead, double shower cubicle, feature vanity wash hand basin, extractor fan and WC.

## Second Floor

### Living/ Bedroom Area

22' 10" max x 16' ( 6.96m max x 4.88m )

The living/ bedroom area has a window to the front aspect of the property, radiator and eaves storage.

### En Suite

16' 1" x 8' 10" ( 4.90m x 2.69m )

The En suite has a WC, shower cubicle, two radiator, wash hand basin and eaves storage

### Outside

### Garden

The garden is a good sized walled private garden, with a brick built shed and covered passageway from the front. Private landscaped garden for enjoyment.



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## Burford House Swindon Street, Highworth Swindon

- Impressive Georgian Grade II double fronted family home
- Entrance hall, living room, dining room, kitchen, utility/boot room
- 4 bedrooms, stunning 4 piece period bathroom, study/storage room
- Top floor further 5th bedroom with living area and ensuite bathroom
- Double basement, walled garden, side access with storage

Tenure: Freehold EPC Rating: Exempt



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HWT105457 - 0003

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