



**High Street, Highworth Swindon SN6 7AQ**



**welcome to**

## **High Street, Highworth Swindon**

Dolphin Cottage is a Grade II listed home in the heart of Highworth. Full of charm, it offers a cosy lounge with cellar, refitted kitchen/diner, two bedrooms and bathroom on the first floor, plus a third bedroom above. The Spanish-style terrace garden enjoys views of the church.



### **Lounge**

19' max x 16' 7" ( 5.79m max x 5.05m )

Front aspect bay window, front aspect door, feature fireplace, two radiators, door leading to the cellar and open arch to the kitchen/diner.

### **Kitchen/ Diner**

26' max x 8' 2" ( 7.92m max x 2.49m )

Re-fitted kitchen offering a range of eye and low level units, work surfaces, one and half bowl sink and drainer, fitted dish washer, fitted washing machine, fitted fridge/freezer, space for range cooker, splash backs, large walk in larder cupboard, wall mounted boiler, mosaic tiled floor, rear aspect windows and door leading to the garden, stairs to the first floor.

### **Cellar**

12' 3" x 8' 9" ( 3.73m x 2.67m )

7ft head height, featured decorative window, radiator, mosaic style floor tiles and spiral staircase to the lounge.

### **First Floor Landing**

Large storage cupboard, doors leading the bedroom one and two, family bathroom and stairs to bedroom three.

### **Bedroom One**

14' 8" x 10' 3" ( 4.47m x 3.12m )

Front aspect windows, built in wardrobes, radiator and exposed floorboards.

### **Bedroom Two**

12' 10" max x 8' 9" ( 3.91m max x 2.67m )

Rear aspect window, radiator and built in wardrobe.

### **Bathroom**

10' 10" x 4' 4" ( 3.30m x 1.32m )

Fitted suite comprising of bath with an overhead shower, wash hand basin with a vanity, W/C, part tiled, shaver point, radiator and a rear aspect window.

### **Second Floor**

### **Bedroom Three**

12' 5" x 15' 3" max ( 3.78m x 4.65m max )

Front aspect window, built in wardrobes, airing cupboard and exposed floorboards and beams.

### **Rear Garden**

Spanish style terrace, with rear access gate and views over the church.



***view this property online*** [allenandharris.co.uk/Property/HWT106363](http://allenandharris.co.uk/Property/HWT106363)



welcome to

## High Street, Highworth Swindon

- Beautifully Presented Grade II Listed Cottage
- Three Bedrooms
- Re-fitted Kitchen/diner
- Tanked Basement Ideal For Man Cave/Play Room
- Spanish Style Garden Terrace

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/HWT106363](https://allenandharris.co.uk/Property/HWT106363)



Property Ref:  
HWT106363 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01793 762407**



[Highworth@allenandharris.co.uk](mailto:Highworth@allenandharris.co.uk)



40A High Street, HIGHWORTH, Wiltshire, SN6  
7AQ



**[allenandharris.co.uk](https://allenandharris.co.uk)**