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**ATWELL
MARTIN**
ESTATE AGENTS



Kingsdown Lane, Swindon SN25 5DL

£675,000

ATWELL MARTIN are delighted to offer for sale this FIVE BEDROOM DETACHED HOUSE located on Kingsdown Lane on the outskirts of BLUNSDON, SWINDON. Lilac Cottage is an impressive house with approx 2,067 square foot to offer as well as a large garden and an additional 1.8 ACRES of Paddock LAND. Built in the late 1980's this property has lots of potential

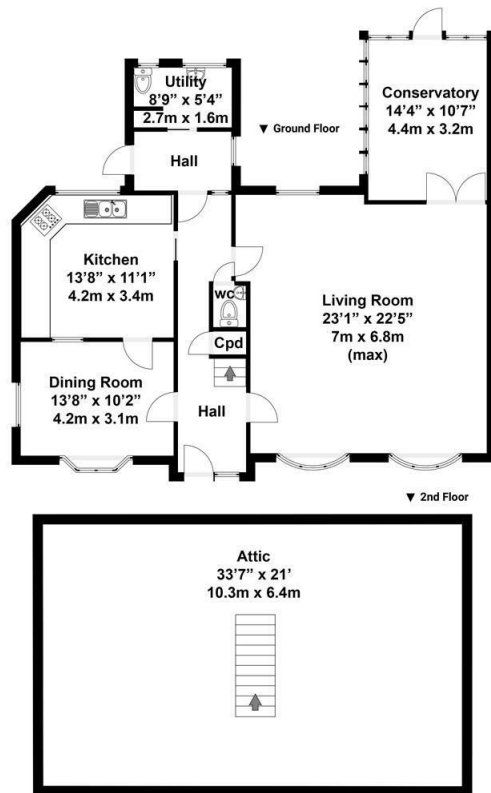


Situation Blunsdon

Kingsdown Lane is located on the outskirts of the village Blunsdon. Blunsdon is a sought after village which has its own excellent Primary and Junior schools, local village church, shop and doctors surgery. The A419 bypass provides easy access to Cirencester (12 miles) and Swindon (approx 4 miles). There is a four star hotel with small golf course and leisure amenities within three quarters of a mile. A mainline railway station in Swindon provides access to London, Paddington in 55 minutes. Junction 15 of the M4 is also within easy reach.

The Accomodation

Ground Floor accomodation compromising; entrance hall, cloakroom, living room, dining room, kitchen, utility room and conservatory.



N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

To the first floor you have five double bedrooms with en-suite to master, plus stairs leading to an attic room with potential to make into a further bedroom.

The Garden

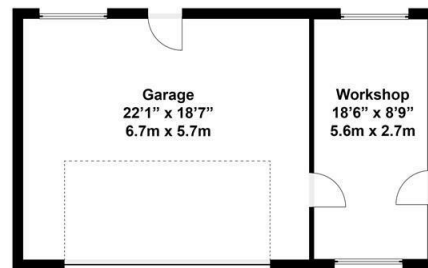
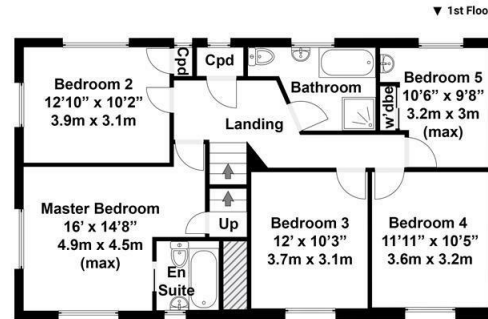
Externally Lilac Cottage sits on a generous sized plot mainly laid to lawn, driveway parking for several vehicles and double garage with workshop attached to the side.

The Paddock

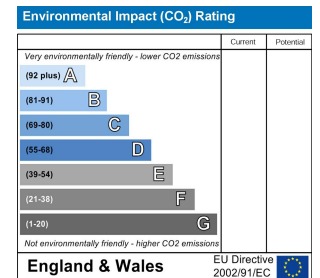
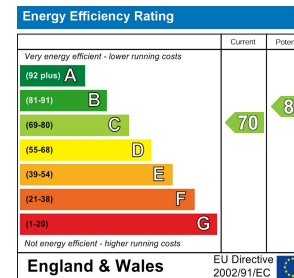
At the rear of the property, seperate to the garden, there is an additional approx 1.8 acres of paddock land. This section of land has a covenant on it with the vendor retaining 70% of the uplift in value for a period of 30 years.

Agents Notes

Council Tax Band: F



Total area approx: 3328 sq ft / 309 sq m
(Includes outbuilding)



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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

