



📍 32 The Close, Lydiard Millicent, Wiltshire, SN5 3NJ

🏠 Guide Price £735,000

Located in a delightful cul de sac setting, a beautifully proportioned five bedroom detached village home.

- Substantial Detached Home
- Thoughtfully Extended
- Beautifully Proportioned Accommodation
- Five Double Bedrooms, Two En Suite + Family Bathroom
- Three Reception Rooms
- Impressive Kitchen Breakfast Room
- Landscaped Rear Garden + Double Garage
- Secluded Private Cul De Sac
- Desirable Village
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



An internal viewing is strongly recommended to appreciate this substantial detached family home located in a secluded, private cul de sac setting, in this popular village with a thriving local community. The property was substantially and thoughtfully extended in recent years to provide both versatile and beautifully proportioned accommodation which is immaculately presented throughout. The interior flows around a central hallway with an impressive 29'9 x 12'10 sitting room with feature fireplace, a dining room, study and spacious conservatory. A door from the hallway opens into an impressive double aspect kitchen/breakfast room fitted with a comprehensive range of wall and base units complimented by a Britannia range cooker, granite work surfaces and a range of integrated appliances. There is a useful utility room and cloakroom. The first floor boasts a magnificent master bedroom suite with a dressing room and bathroom. There is a spacious second bedroom with en suite shower room, three further double bedrooms and a family bathroom. Externally the property stands in a private setting amid a landscaped rear garden which enjoys a high degree of privacy. A block paved patio opens onto a lawned garden stocked with an abundance of plants, shrubs and established hedging, enclosed by a fenced boundary. A further paved patio at the rear of the garden enjoys the afternoon and evening sunshine with a timber shed, external power points and outside lighting. A driveway to the front approaches an integral double garage with an electronically operated roller door.

SITUATION

The desirable village of Lydiard Millicent has a thriving local community with a popular public house The Sun Inn, a village hall, primary school as well as a Church. Nearby shopping needs are available at either Royal Wootton Bassett, about 3 miles or the West Swindon centre, about 2.5 miles which has a supermarket, bank, sports complex, cinemas and restaurants, and a hotel. The larger centre of Swindon about 4.5 miles provides extensive shopping and recreational facilities as well as Cirencester and Marlborough. Communications are excellent with Junction 16 of the M4 about 4 miles away. A fast mainline rail service from Swindon, about 6 miles arrives in London Paddington in just under an hour. Leisure and sporting facilities in the area include sailing at the Cotswold Water Park, golf at the Wiltshire Golf and Country Club and walking on the Marlborough Downs. There is a varied selection of private and state schools in the area.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Mains water, drainage and electricity.





Main area: Approx. 246.4 sq. metres (2652.4 sq. feet)
Plus garages: approx. 27.5 sq. metres (296.4 sq. feet)

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