



Victorian Period Detached Home

Selbrook House, The Elms , Lydiard Millicent , SN5 5PP

Guide Price £1,950,000

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Stunning Detached Home & Grounds Lydiard Millicent , Wiltshire

- Imposing Detached Victorian Home
- Extensive Mature Grounds (Approx 2.5 Acres)
- Detached Dwelling within Grounds

Selbrook House is an expansive home totalling some 4,594 Sq. Ft, the property has been sympathetically, extended by the current owners to include a double storey extension and contemporary garden room. There is light and airy décor throughout with a spacious and accommodating feel. This beautiful home offers well proportioned rooms with a bespoke fitted kitchen breakfast room, there is also a signature garden room that boast views of the expansive, lawned garden. There are four double bedrooms with en-suites to both master and guest rooms. Externally this property has scope to alter and utilise the additions available these include the detached bungalow (used as an office 985 Sq. Ft.) this we feel would make ideal secondary accommodation. There are extensive views to the rear over open countryside, there is also an expansive garden pond with an abundance of wildlife and habitation. The main lawn has mature tended borders with a bespoke covered timber outside entertainment area.



PROPERTY SUMMARY

Selbrook house was constructed some 121 years ago of imposing red (engineering) brick elevations and slate roof. This home has been in the same ownership for many years and has been updated and sympathetically extended accordingly. The deceptive accommodation briefly comprises: Reception hallway, dining room, living room, snug, purpose-built garden room, bespoke kitchen breakfast room and utility. To the first floor, master bedroom suite with en-suite, guest suite with en-suite two further double bedrooms and family bathroom. There is considerable roof storage with potential to add another floor. The grounds are to all four elevations and boast extensive proportions and include a natural pond. The additional bonus with this property is the detached dwelling in the grounds (985 Sq Ft) this we feel would benefit from alteration to a residential dwelling. There is also a bespoke timber outside entertaining area with power & lighting. Access to the property and grounds are from the electric wrought iron double gates and the extensive driveway to the front and side of the property. There is a detached double garage with further workshop and store.



Local Amenities & Position

Selbrook House is positioned some 4.5 miles from Swindon Centre and the Mainline Train Station, plus 15 miles from the neighbouring Capital of the Cotswolds Cirencester. Larger amenities are found some 1.5 miles away with an Asda Supermarket and day to day facilities. Junction 16 of the M4 is also just 2.6 miles away (approximately).



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

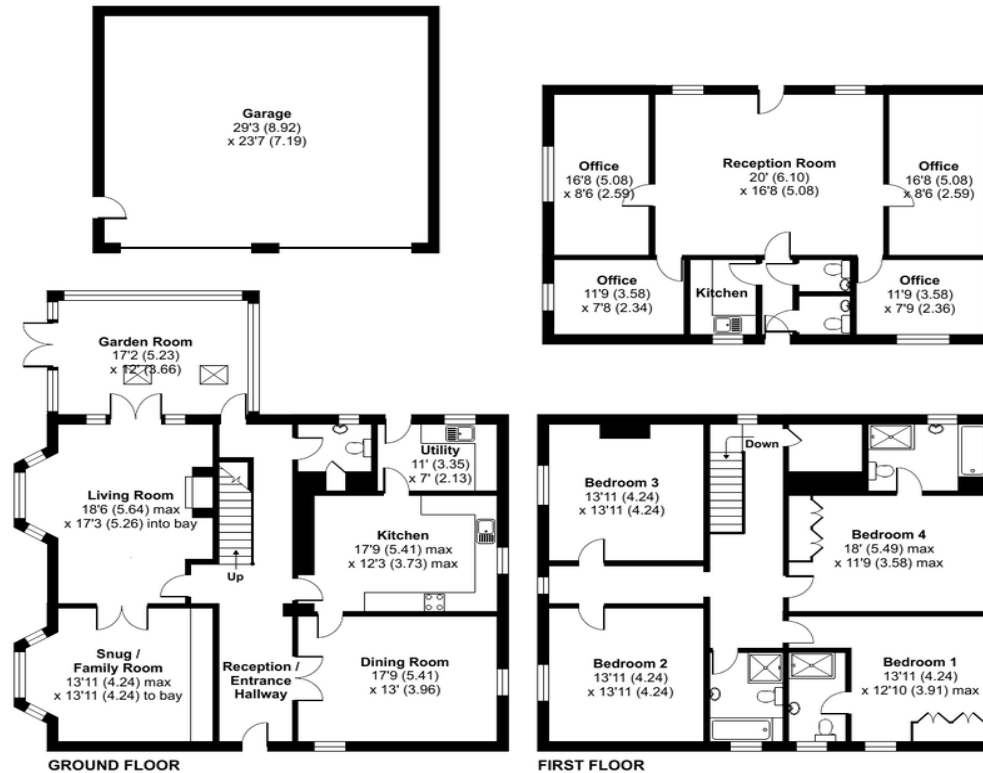
Selbrook House, Shaw, Swindon, SN5

Approximate Area = 3609 sq ft / 335.2 sq m (includes garage)

Outbuilding = 985 sq ft / 91.5 sq m

Total = 4594 sq ft / 426.7 sq m

For identification only - Not to scale



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements