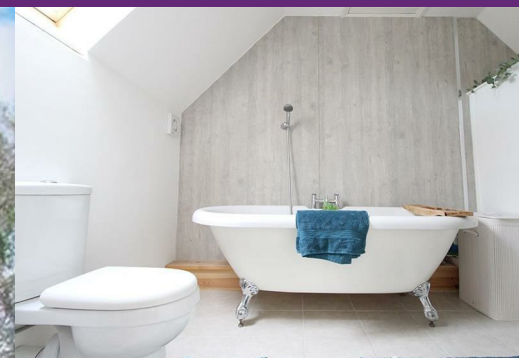


PTN Estates

Residential Sales & Lettings



Harley Cottage Blackhills, Swindon, , DY3 4PU

£600,000

Nestled on the edge of the greenbelt in Swindon, this splendid freehold semi-detached house offers a perfect blend of modern living and traditional charm. Spanning three floors, the property boasts a spacious master bedroom complete with a walk-in wardrobe and en-suite shower room, a second floor bedroom with en-suite bathroom and two further good sized bedrooms. The family bathroom has been re-fitted, providing a contemporary touch to this delightful home.

The ground floor features a traditional shaker-style kitchen diner, equipped with a Rangemaster stove, ideal for culinary enthusiasts. Adjacent to the kitchen is a snug area, perfect for relaxation, which is complemented by a log burner that adds warmth and character. The formal sitting room, also featuring a log burner with a charming brick surround, creates an inviting atmosphere for family gatherings or quiet evenings.

Outside, the property is equally impressive, with electric gated access leading to a double garage with remote doors. The expansive gardens are a true highlight, offering large, laid-to-lawn area, two undercover seating spaces, and a home pub, perfect for entertaining friends and family. Additionally, there are sheds for storage, ensuring that the outdoor space remains tidy and functional.

With oil-fired central heating and double-glazed wooden windows, this home is both energy-efficient and comfortable throughout the seasons. This property is a rare find, combining spacious living, modern amenities, and a picturesque setting, making it an ideal choice for families seeking a tranquil yet convenient lifestyle in Swindon.

Council Tax Band 'D'

Entrance Hall 1.91 x 1.87
Solid wood entrance door, ceiling light point, tiled floor and door to the w.c

W.C 0.98 x 1.85
Low flush w.c, corner wash hand basin, central heating radiator, half wooden panelled walls, wooden double glazed window to the front elevation

Kitchen / Diner, Family Room 7.77 x 7.49
Shaker style wall and base units, rolled edge work tops, tiled splashbacks, double Belfast sink unit with mixer tap, Rangemaster stove, ceiling light points, inset spotlights, plumbing for washing machine, Family area has a log burner and wood and glazed door to inner hallway, wooden stable door to the garden, cupboard housing boiler, tiled floor, two radiators

Sitting Room 5m x 5.74
Log burner in brick built surround with lighting, ceiling light point with ceiling rose, two wood and double glazed windows to the side elevation and one to the front elevation, two central heating radiators.

Inner Hallway
Wooden double glazed window to the side elevation, central heating radiator, half wooden clad walls, ceiling light point and inset spots, stairs to first floor

Landing
Wood panelling, laminate floor, two ceiling light points, wooden double glazed window to the side elevation with seating area and stairs to second floor.

Bedroom One 4.74 x 5.46
Double glazed window to the front elevation, two double glazed window to the side elevation, two central heating radiators, two ceiling light points, walk in wardrobe and re-fitted en-suite

Walk In Wardrobe 1.97 x 1.79
Central heating radiator, inset spots, double glazed window to the side elevation

En-suite Shower Room 1.89 x 2.46
Low flush wc, shower cubicle with power shower, wash hand basin in vanity unit, aqua panelling, tiled floor and part tiled walls, ceiling light point, extractor, black towel radiator

Bedroom Three 5.01x 4.65
Double glazed window to front and side elevation, two central heating radiators, ceiling light point, dado rail, ornate fireplace

Bedroom Four 3.01 x 3.34
Wooden double glazed window to the front elevation, central heating radiator and ceiling light point

Family Bathroom 2.95 x 1.92
Re-fitted family bathroom with oval shape bath, low flush wc, wash hand basin in vanity unit, mirror lighting, ceiling light point, chrome heated towel rail, extractor fan, tiled walls and floor

Second Floor Landing 2.39 x 5.03
Roof double glazed window, inset spotlights, radiator, eaves storage, laminate flooring and door to bedroom two

Bedroom Two 6.81 x 3.46
Five double glazed roof windows, inset spotlights, ceiling fan light, central heating radiator, eaves storage cupboards and door to en-suite bathroom

En-suite Bathroom 3.46 x 2.22
Re-fitted ensuite bathroom with rolled top bath with mixer shower, panelled splashback, low flush wc, wash hand basin, chrome heated towel rail, cupboard housing hot water tank, double glazed roof window, inset spotlights.

Garage 4.66 x 5.53
Remote roller door, two ceiling strip lights, power points

Double Garage 10.00 x 10.00
Remote roller door, two ceiling strip lights, power points

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Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

