



Eastrop, Highworth, Swindon, SN6 7AP

£322,500
(Subject to Contract)

Hanley's

Eastrop Highworth, SN6 7AP

A beautifully presented two bedroom Cotswold stone Period Cottage situated in a sought after location just a short walk from High Street. This charming property has been tastefully up-dated throughout retaining many character features including exposed beams and brickwork. The accommodation comprises: Sitting room with open fireplace and woodburning stove, exposed beams and window seat, dining hall/study with stairs to the first floor, attractively fitted kitchen with built-in appliances, ground floor shower room and to the first floor: two double bedrooms. The property further benefits from gas radiator central heating and double glazing. Outside there are double gates to the side leading to a paved and gravelled area giving access to the attractive and private cottage garden to the rear which has been landscaped with numerous shrubs, flowers, lawn and an area for seating. There is a very useful detached summer house/home office with power and light and separate store to the side.

Highworth is a sought after market town c.6 miles north of Swindon. Excellent road access is afforded to the A419, A420 for Oxford, M4 JCT 15 and Swindon mainline railway station to London Paddington.



1 Shower Room



2 Bedrooms



2 Receptions

EPC: D61

Council Tax Band: B

Tenure: Freehold



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



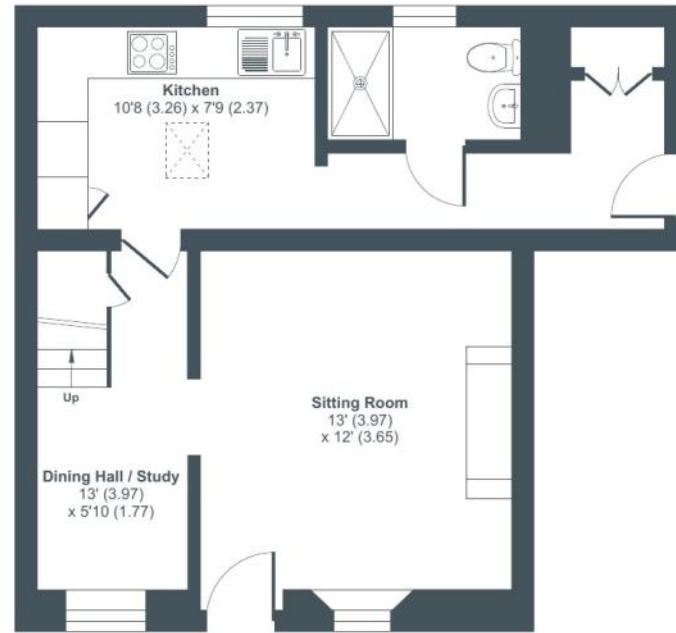
Eastrop, Highworth, Swindon, SN6

Approximate Area = 682 sq ft / 63.3 sq m

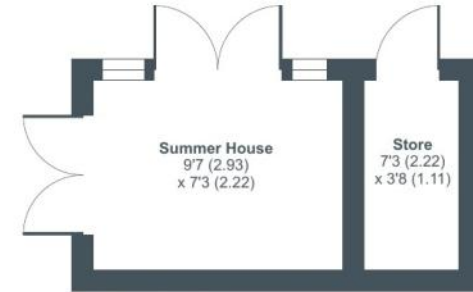
Outbuildings = 97 sq ft / 9 sq m

Total = 779 sq ft / 72.4 sq m

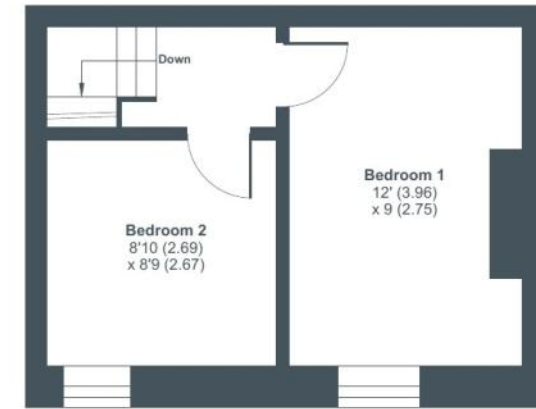
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING 1 / 2



FIRST FLOOR

Hanley's Estate Agents
25 High Street, Highworth, SN6 7AG
Tel: 01793 762005 mail@hanleys.co.uk

