



Wessex Way, Highworth, Swindon, SN6 7NT

£475,000  
(Subject to Contract)

*Hanley's*



# Wessex Way, Highworth, SN6 7NT

An extended and well presented five-bedroom detached property offering spacious and versatile accommodation throughout. The ground floor comprises entrance hall with staircase to the first floor, cloakroom with W.C., and a well-appointed kitchen/breakfast room featuring integrated appliances including a dishwasher, double oven, gas hob, and extractor hood. A separate utility room houses the gas-fired boiler and provides access to both the rear garden and the garage. Reception rooms include a formal dining room and a living room with a feature fireplace and patio doors opening onto the rear garden. Upstairs, the first-floor landing includes an airing cupboard and leads to five bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Bedrooms two, three, and four also feature fitted wardrobes, while bedroom five is currently arranged as a study. The family bathroom completes the upper floor, offering a bath and separate shower cubicle. Externally, the rear garden has been thoughtfully landscaped with shaped lawns, a variety of shrubs, and patio seating areas. Side access leads to the front garden, which is laid to lawn with well-stocked flower and shrub borders. A block-paved driveway provides off-road parking and leads to a single garage equipped with power, lighting, and a personal door to the utility room.



**2 Bathrooms**



**5 Bedrooms**



**2 Receptions**

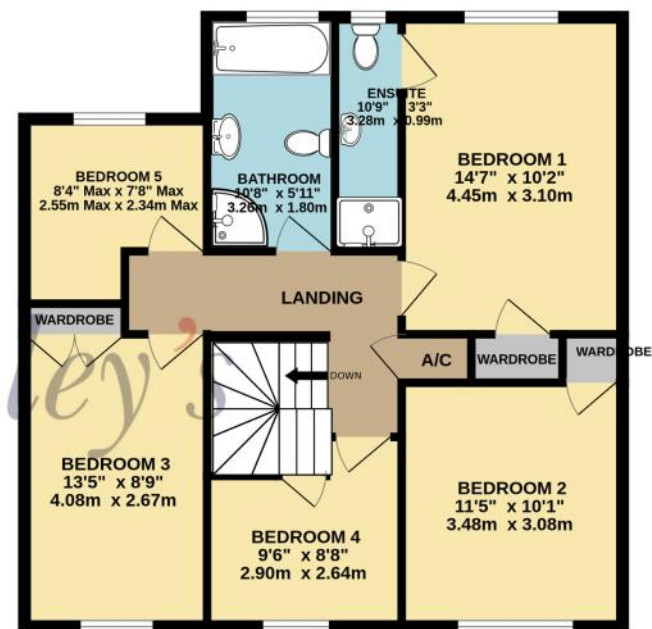
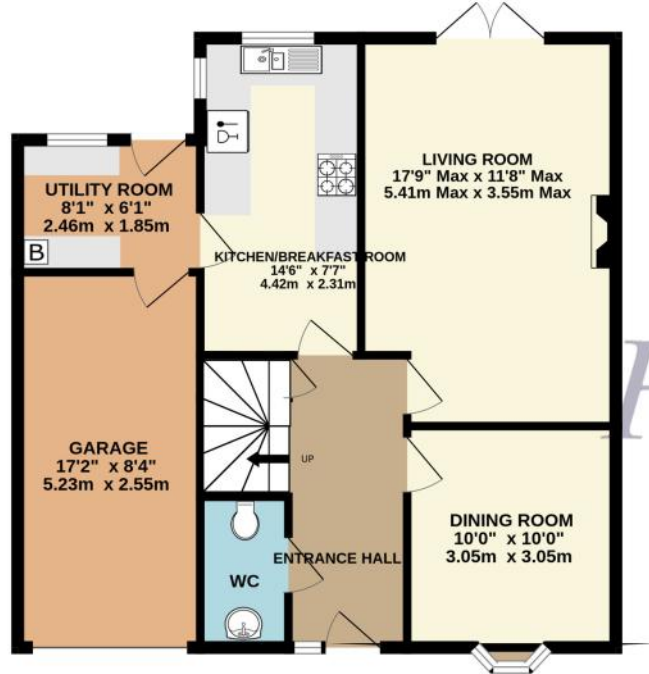
**EPC: C74**

**Council Tax Band: E**

**Tenure: Freehold**



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TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Hanley's Estate Agents  
25 High Street, Highworth, SN6 7AG  
Tel: 01793 762005    mail@hanleys.co.uk



