



Highworth Road, South Marston, Nr. Swindon, SN3 4SG

£675,000
(Offers in Excess of)

Hanley's

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Situated on the edge of South Marston Village with an open aspect to the front and rear overlooking open fields, this detached property is set on a large plot c.third of an acre and has the scope to extend having had planning granted for a two storey front, side and rear extensions to include annexe, change of use of garage and part of dwelling (Class C3) to Beauty Salon (Sui Generis). Planning Ref: S/22/1813. Further information is available from Swindon Borough Council Planning Portal or our office. The property comprises: entrance hall with stairs to the first floor, cloakroom with W.C., dual aspect living room with fireplace with woodburning stove and patio doors to the conservatory/ dining room which has open views over the garden, fitted kitchen with integrated oven and hob, separate utility room with door to the garden, ground floor bedroom and shower room, a large reception room is currently used as a hairdressing salon (annexe potential) with utility room and W.C. To the first floor: two bedrooms and a large attic storage area. Outside the large attractive gardens surround the property with parking area to the front for several vehicles and to the rear the garden is mainly laid to lawn with patio area and shrubs. The property benefits from gas fired radiator central heating and double glazing. Septic tank drainage. South Marston is an active village with excellent road access to the A420, A361 and A419 with links to the M4 Jct.15. Swindon Mainline station to London Paddington is c.5 miles away.



1 Shower room



3 Bedrooms



2 Receptions

EPC: C 69

Council Tax Band: F

Tenure: Freehold



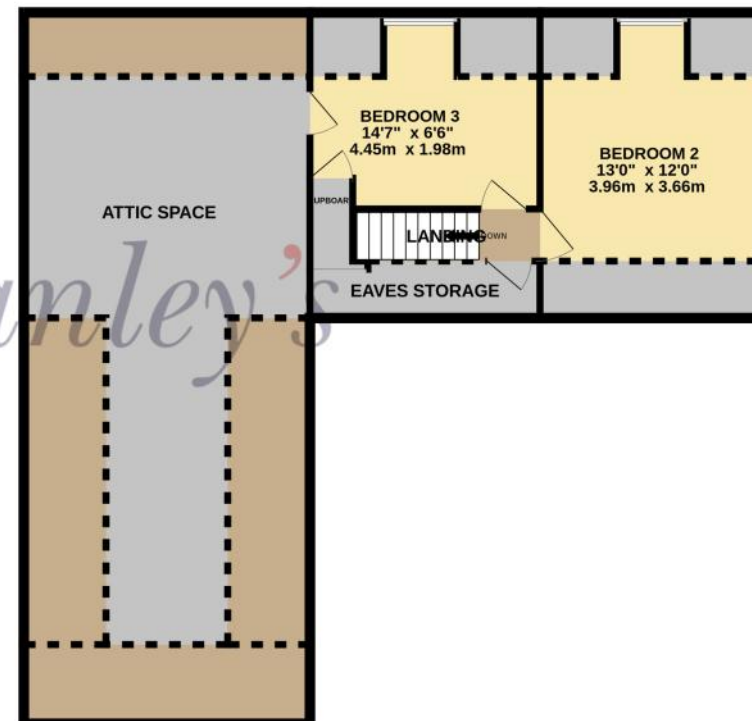
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GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 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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