



Wrag View, Highworth, SN6 7QJ

£425,000
(Subject to Contract)

Hanley's

A beautifully presented three bedroom detached home, ideally positioned in a popular location just a short, level walk from the High Street. The current owners have stylishly updated the property throughout, injecting plenty of character alongside high-end, thoughtfully chosen additions.

The well appointed accommodation begins with a welcoming entrance hall and a stunning triple-aspect living room featuring a bay window with a fitted window seat and built-in storage, alongside French doors that open directly onto the rear garden-perfect for everyday living and entertaining alike. The attractive fitted kitchen/dining room is finished with Quartz work surfaces and includes a built-in dishwasher, oven, induction hob with extractor fan, storage cupboard and ample space for dining. A fully renovated cloakroom with bespoke built-in storage and a separate utility room complete the ground floor.

Upstairs, the landing provides access to an airing cupboard, a family bathroom and three bedrooms. The principal bedroom benefits from a modern en-suite shower room, while bedroom three is currently used as a dressing room fitted with bespoke, solid-wood, carpenter-made storage-reflecting the care and craftsmanship found throughout the home.

Further highlights include porcelain tiled flooring with Schluter underfloor heating to the ground floor, carpenter-made and installed wood panelling, bespoke window shutters, gas fired radiator central heating, double glazing and the remainder of the NHBC certificate.

Outside, the southerly facing rear garden is a real feature-private and enclosed by a charming Cotswold stone wall, mainly laid to lawn with a reclaimed Cotswold buff patio, railway sleeper flower beds, gated side access and a personal door into the garage. To the front, a driveway provides parking for two vehicles and leads to the single garage, which has been converted into a games/cinema room, with additional storage retained to the front and eaves storage above.

An annual management charge of £284.83 applies for maintenance of communal areas.



2 Bathrooms



3 Bedrooms



1 Reception

EPC: B 83

Council Tax Band: E

Tenure: Freehold



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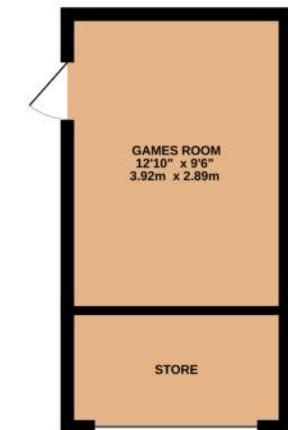
GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



GARAGE
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.



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