



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 & Cloakroom with W.C**



**3 Bedrooms**



**1 Reception**

**EPC: B 83**

**Council Tax Band: E**



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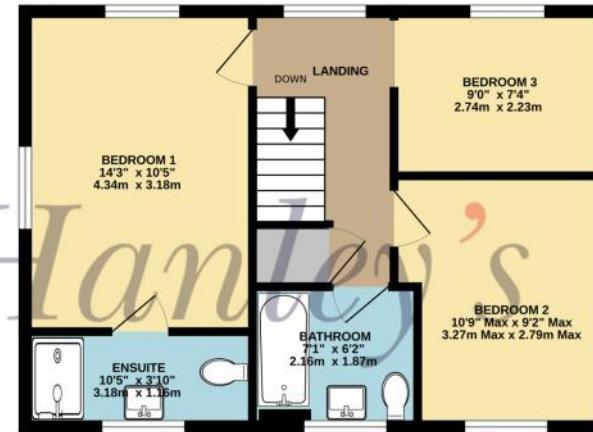




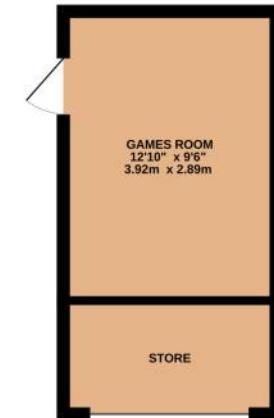
GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



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.

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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